



## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 102 Macamley Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known John Jepson Date of construction, if known 1911

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Replacement windows, vinyl siding in gable end, stoop Date: \_\_\_\_\_

Condition: ☐ excellent ☐ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages )

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 102 Macamley Street is located on an average-sized city lot on the northwest side of the eastern extension of the street. The alignment of this section of Macamley Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Macamley Street is a residential street extending from Durant Street to South Side Parkway. The streetscape is somewhat sterile because of its lack of shade trees and landscaping. The surrounding area is predominantly residential except for commercial properties on South Park Avenue. A modern church building stands on the adjacent lot to the southwest and South Park High School is located at the eastern end of the street.

Two-and-one-half story, frame and brick, atypical vernacular residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an enclosed flat-roofed, full-width porch with an off-centered entrance. Exterior wall fabrics are brick on the main floors and vinyl siding at the gable end. The façade has stone quoins, stone lintels and sills, and stone-tabbed window surrounds accent the window openings of the main block. Other details include stone belt courses and a continuous frieze comprised of stone panels. Fenestration is single, one-over-one, double-hung wood sash and casement. The second floor facade has an open porch with a replacement wooden balustrade and a porch door in the west bay. A paired window grouping punctuates the gable peak. A brick chimney rests on the east slope.

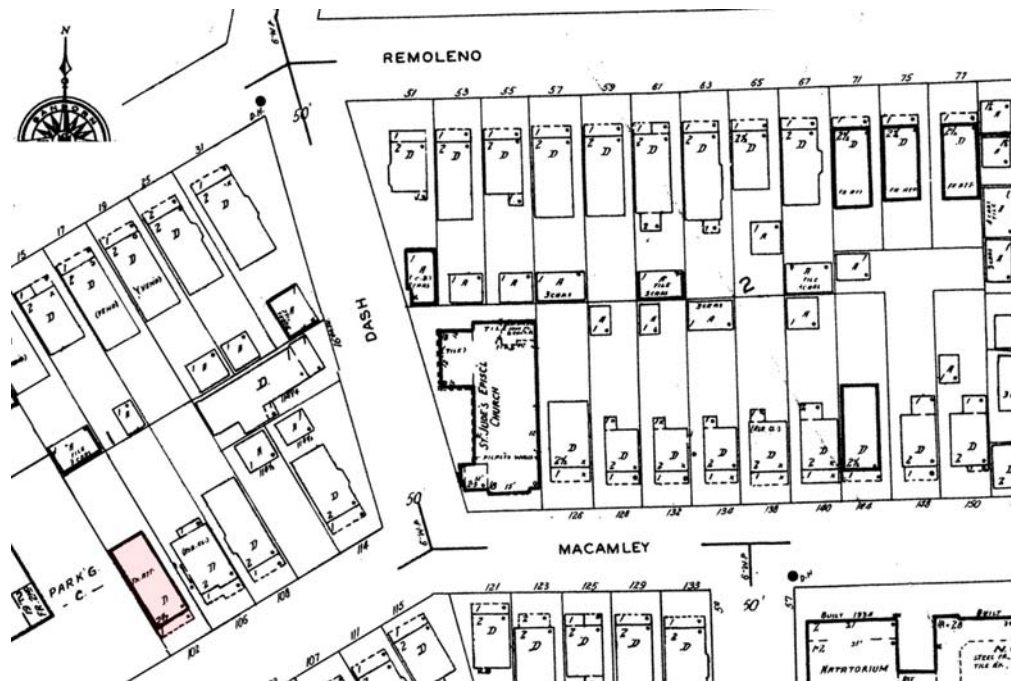
**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

Originally constructed as a single-family house, 102 Macamley Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Typically, most of the houses in the Triangle neighborhood are clad with clapboard or shingle siding. When John Jepson erected a house at 102 Macamley Street in 1911, he chose to clad the wooden frame with red brick and to add white stone trim elements. Quoins boldly define corners and frame windows in an earnest bid to give a stand-out-from-the-crowd, monumental appearance to the standard gable fronted, two-story house type. Jepson erected a similar house the same year at 11 Remoleno Street. Also sporting stone quoins is the double house at 144 Macamley, which is one of the few solid brick houses in the neighborhood.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 102 Macamley Street

MAP: Sanborn (Revised 1886): Plate 1040



PHOTOGRAPH: (Triangle R-3; N-1)









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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 114 Macamley Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1911

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Replacement windows, porch Date: \_\_\_\_\_

Condition: ☐ excellent ☐ good ☐ fair ☐ deteriorated

### Photos

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Study: City of Buffalo Intensive Level Historic Resources Survey

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at 114 Macamley Street is located on an irregular-shaped corner lot on the northwest corner of Macamley and Dash streets in the eastern extension of the street. The alignment of this section of Macamley Street is southwest-northeast and it conforms to the original triangle-shaped layout of the neighborhood. Macamley Street is a residential street extending from Durant Street to South Side Parkway. The streetscape is somewhat sterile because of its lack of shade trees and landscaping. The surrounding area is predominantly residential except for commercial properties on South Park Avenue. St. Jude's Episcopal Church is located on the opposite corner to the east and South Park High School is located at the eastern end of the street.

Two-and-one-half story, frame, Queen Anne residence with a closed, front-gabled roof. It has a rectangular plan and is set on a coursed, limestone block foundation. The façade has an open, flat-roofed, full-width porch with entrance in the west bay. Exterior wall fabrics are clapboard on the main block and wood shingle in the gables. Fenestration is one-over-one double-hung sash. The second floor facade has two curved oriels with transoms. A paired window grouping punctuates the gable peak. The east elevation has a full, polygonal bay with closed gable and chimney on ridge. A brick chimney rests on the east slope.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 114 Macamley Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built for Frank Weimer, along with an auto shed at rear. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. This style of domestic architecture was popularized by the writings of Gustave Stickley in such publications as *The Craftsman* magazine. Stickley emphasized simplicity in design and undisguised expression of material in construction. So-called Craftsman houses depended on such elements as solid piers, roof brackets and exposed rafter ends for architectural expression. Smaller single family dwellings in the Triangle neighborhood often take the form of what Reiff calls the gabled bungalow. Houses of this type are one-and-a-half stories, have gabled roofs, often with a side dormer, and are covered with shingles or clapboard, sometimes in combination. Craftsman style details can be present, especially in the form of brackets beneath the eaves of the front gable. With the narrow end of the house facing the street, they invariably have a porch across the front.

MAP: Sanborn (Revised 1986): Plate 1040



PHOTOGRAPH: (Triangle R-3; N-2)







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NYS OFFICE OF PARKS, RECREATION  
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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) St. Jude's Episcopal Church

Address or Street Location 124 Macamley Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Religious Current use Religious

Architect/Builder, if known North & Shelgren, architects Date of construction, if known 1928-1931

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☐ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☒ slate

Foundation: ☒ stone ☐ brick ☐ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

St. Jude's Episcopal Church at 124 Macamley Street is located on a trapezoidal-shaped lot on the north side of the eastern extension of the street. The alignment of this section of Macamley Street is east-west and it conforms to the original triangle-shaped layout of the neighborhood. Macamley Street is a residential street extending from Durant Street to South Side Parkway. The streetscape is somewhat sterile because of its lack of shade trees and landscaping. The surrounding area is predominantly residential except for commercial properties on South Park Avenue. South Park High School is located a half of a block to the east, on the south side of the street.

A random-ashlar masonry church with steel superstructure and corner tower in an updated version of the Early English Gothic parish church style. The church has an asymmetrical plan and is set on a stone foundation. It has a slate-covered, steeply-pitched, gable-end with a recessed, stained glass window set in a pointed-arch. The arched opening has unadorned archivolt, colonettes and rests on wide stone sill. Below the sill is a stone panel punctuated by two, narrow round-arched windows. The spireless corner tower rises from the southwest corner of the church. The main entrance is in the base of the tower at the south façade. A stoop with stone rails and sandstone steps leads to the paired, entrance doors that are set in a stone enframing with a stone lintel topped by a round, stone arch. An at-grade entry porch with gabled roof infilled with stucco and false timbering is located on the west side of the tower. The second level of the tower has narrow, round-arched openings with louvers.

At the northwest corner of the church is an attached, gabled-roofed, one-and-one-half story, parish house with Tudor Revival detailing set on a random-ashlar foundation. It has casement windows and a gabled.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

St. Jude's Episcopal Church is an excellent example of an architect-designed neighborhood church inspired by Early English Gothic parish church design. In the nineteenth-century Episcopal churchmen had pronounced the style as the best model for modern-day worship. The church is significant for its association with two Western New York firms, Charles F. Obenhack and C. I. Van Anken, associated architects, of Niagara Falls, N.Y., and Buffalo architects North & Shelgren. St. Jude's congregation initially built a small stone and frame church at the present site in 1896, a year after its founding. In 1922 work began on the foundation of a new, larger building, designed by Charles F. Obenhack and C. I. Van Anken, associated architects, of Niagara Falls, N.Y. The congregation then met in the roofed-over basement until the superstructure, designed by Buffalo architects North & Shelgren, was completed in 1931.

MAP: Sanborn (Revised 1986): Plate 1040



PHOTOGRAPH: (Triangle R-3; N-3)









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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN: \_\_\_\_\_

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 144 Macamley Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known ca. 1900

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Replacement windows, porch removed Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

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### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 144 Macamley Street is located on an average-sized city lot on the north side of the eastern extension of the street. The alignment of this section of Macamley Street is east-west and it conforms to the original triangle-shaped layout of the neighborhood. Macamley Street is a residential street extending from Durant Street to South Side Parkway. The streetscape is somewhat sterile because of its lack of shade trees and landscaping. The surrounding area is predominantly residential except for commercial properties on South Park Avenue. St. Jude's Episcopal Church stands six parcels to the west and South Park High School is across the street.

Two-and-one-half story, brick masonry, atypical vernacular residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated, concrete-block foundation. The south façade has an off-centered entrance. Rusticated concrete quoins accent the building. A bull head row distinguishes the continuous frieze and raking cornice of the gable end. Fenestration is single and paired, one-over-one, double-hung wood sash. Window openings have molded-concrete sills and flat-arched lintels. A paired window grouping with keystone, punctuates the gable peak. A brick chimney rests on the rear ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 144 Macamley Street is one of the few solid brick houses built in the Triangle neighborhood. It is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildup of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 144 Macamley Street

MAP: Sanborn (Revised 1986): Plate 1040



PHOTOGRAPH: (Triangle R-3; N-4)







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### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 122 Pries Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1926

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Dormers Date: 1936

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

### Photos

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

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The single-family house at **122 Pries Avenue** is located on an average-sized lot on the northwest side of a residential block in the eastern section of the street. This section of Pries Avenue has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

One-and-one-half story, frame Craftsman bungalow with a steeply-pitched, front-gabled roof with cornice returns. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a cut-away porch in the east bay with a hipped-roof. Exterior wall fabric is clapboard. Belt courses accent the main floors. Fenestration is three-over-one, double-hung wood sash and casement. The west slope has a shed dormer and a brick chimney front.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 122 Pries Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built for Sanborn Walter Burke. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. This style of domestic architecture was popularized by the writings of Gustave Stickley in such publications as *The Craftsman* magazine. Stickley emphasized simplicity in design and undisguised expression of material in construction. So-called Craftsman houses depended on such elements as solid piers, roof brackets and exposed rafter ends for architectural expression. Smaller single family dwellings in the Triangle neighborhood often take the form of what Reiff calls the gabled bungalow. Houses of this type are one-and-a-half stories, have gabled roofs, often with a side dormer, and are covered with shingles or clapboard, sometimes in combination. Craftsman style details can be present, especially in the form of brackets beneath the eaves of the front gable. With the narrow end of the house facing the street, they invariably have a porch across the front.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 122 Pries Avenue, Buffalo NY**

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**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-2; N-25)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 124 Pries Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1910

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Upper porch balustrade, Addition (1927) Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **124 Pries Avenue** is located on an average-sized lot on the northwest side of a residential block in the eastern section of the street. This section of Pries Avenue has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story, frame, late example of a Queen Anne residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an enclosed, flat-roofed porch with a brick veneer. An at-grade porch entrance with sidelights and transom is located in the west bay. Exterior wall fabrics are clapboard on the main block and wood shingle in the gable end. Other detailing includes cornerboards and a belt course. Fenestration is six- and-one-over-one, double-hung wood sash and casement. The second floor façade has an open porch with a modern metal rail, a porch entrance in the west bay and an oriel in the east bay. A triple window grouping punctuates the gable peak. A brick chimney rests on the center ridge.

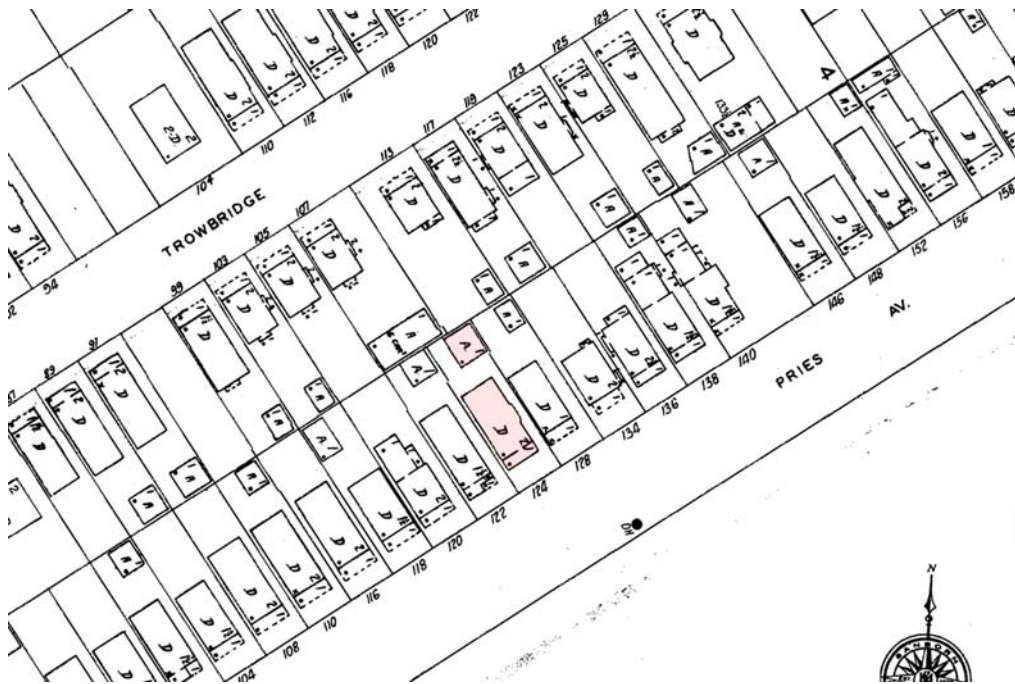
**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 124 Pries Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 124 Pries Avenue, Buffalo NY**

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**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-2; N-24)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 166 Pries Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1926

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Porch rail and stoop. Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

## PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **166 Pries Avenue** is located on an average-sized lot on the northwest side of a residential block in the eastern section of the street. This section of Pries Avenue has a southwest-northeast alignment and connects Hopkins Strteet and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

One-and-one-half story, frame, Craftsman bungalow with front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width, hipped-roof, open porch with battered piers set on rusticated concrete block pedestals The main entrance is located in the west bay. Exterior fabric is clapboard. Fenestration is three-over-one, double-hung wood sash. A replacement sliding glass window with the original pent is located in the gable peak. Thee east elevation has a side entrance and a shed dormer. A brick chimney rests on the rear ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

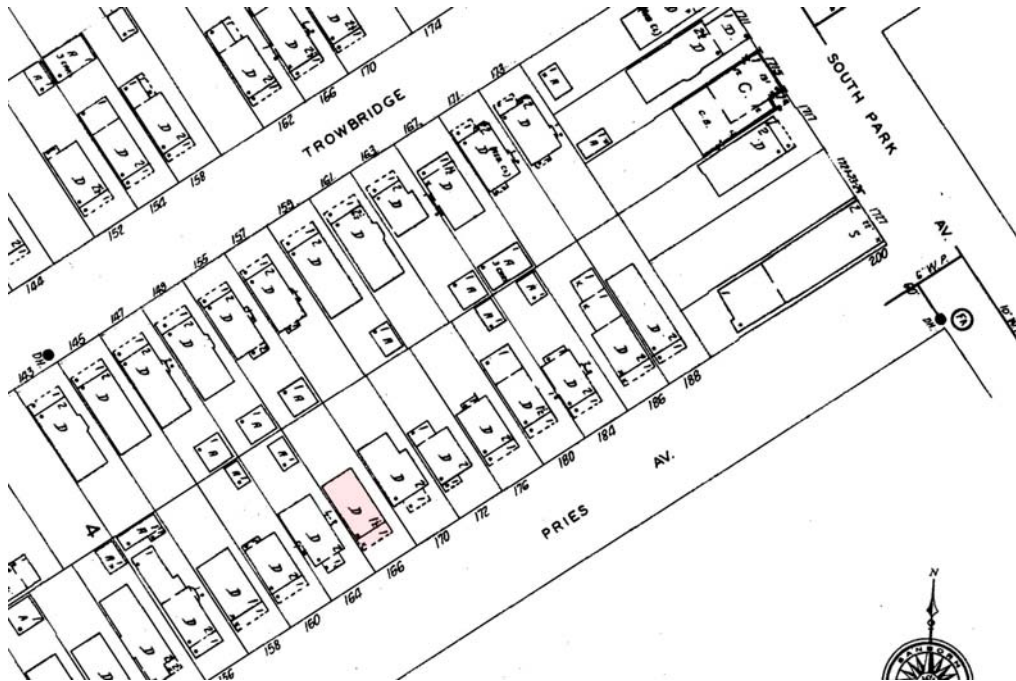
The single-family house at 166 Pries Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built for Emma N. Truby. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. This style of domestic architecture was popularized by the writings of Gustave Stickley in such publications as *The Craftsman* magazine. Stickley emphasized simplicity in design and undisguised expression of material in construction. So-called Craftsman houses depended on such elements as solid piers, roof brackets and exposed rafter ends for architectural expression. Smaller single family dwellings in the Triangle neighborhood often take the form of what Reiff calls the gabled bungalow. Houses of this type are one-and-a-half stories, have gabled roofs, often with a side dormer, and are covered with shingles or clapboard, sometimes in combination. Craftsman style details can be present, especially in the form of brackets beneath the eaves of the front gable. With the narrow end of the house facing the street, they invariably have a porch across the front.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 166 Pries Avenue, Buffalo NY**

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**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-2; N-23)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 184 Pries Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1901

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Porch rail and stoop. Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **184 Pries Avenue** is located on an average-sized lot on the northwest side of a residential block in the eastern section of the street. This section of Pries Avenue has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story, frame residence with Queen Anne and Craftsman detailing. It has a closed, front-gabled roof and a rectangular plan, and is set on a rusticated concrete block foundation. The façade has an open, full-width, porch with shed roof and pediment. The porch has battered piers set on wood-shingled, square pedestals and a closed, wood-shingled rail. The main entrance is located in the east bay. Exterior wall fabrics are clapboard on the main block and wood shingle in the gable end. Fenestration is one-over-one, double-hung wood sash and casement. The second floor has an oriel in the west bay and the gable end has a paired window. A paired window grouping punctuates the gable peak. The east elevation has a side entrance and an oriel above. A brick chimney rests on the center ridge. A single-bay, frame, hipped-roof garage stands at the rear of the lot.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

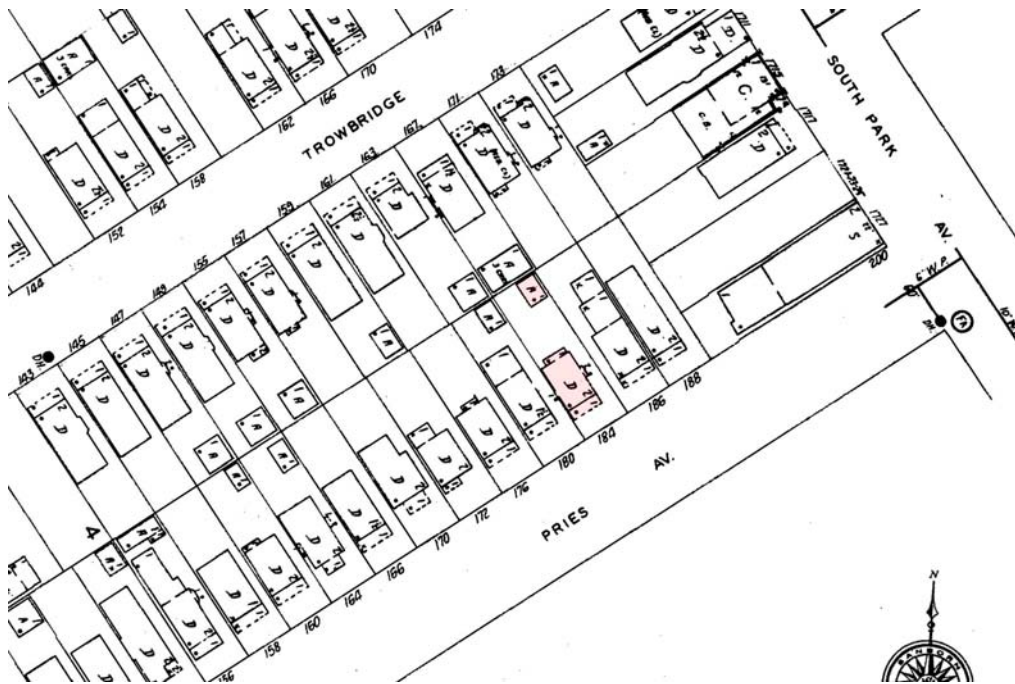
The single-family house at 184 Pries Avenue is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built for Estella S. Ledd (Originally No. 182). Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 184 Pries Avenue, Buffalo NY**

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**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-2; N-22)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 11 Remoleno Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: multiple-family

Architect/Builder, if known John Jepson Date of construction, if known 1911

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Façade porches Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

Originally constructed as a single-family house, **11 Remoleno Street** is located on an average-sized lot on the southeast side of residential block in the western section of the street. This section of Remoleno Street has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story, front-gabled, frame vernacular building. It has a rectangular plan and is set on a rusticated concrete block foundation. Each floor of the façade has an open, full-width porch with metal supports and rail and entrance in the west bay. Exterior wall fabrics are brick on the main block and wood shingle in the front gable. Stone detailing includes quoins, a wide belt course and stone tabs around the window openings, which also have stone lintels and sills. Fenestration is one-over-one, double-hung wood sash and casement. A paired, window grouping punctuates the gable peak. A brick chimney rests on the center ridge. A two-bay, clay-tile, flat-roofed garage (1922) stands on the west side of the building.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 11 Remoleno Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

MAP: Sanborn (Revised 1986): Plate 1040



PHOTOGRAPH: (Triangle R-3; N-7)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 16 Remoleno Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1911

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Oriel, stoop, upper porch facade Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at 16 Remoleno Street is located on an average-sized lot on the northwest side of a residential block in the western section of the street. This section of Remoleno Street has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story, frame vernacular building with a closed-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has an open, full-width porch with square posts and open rail. Exterior wall fabric is clapboard. Accenting features include narrow cornerboards, a belt course and wood trim in the gable end. Two entrance doors are located in the east bay. The second floor façade has a replacement wooden balustrade, an oriel in the west bay and a porch entrance in the east bay. Fenestration is one-over-one, double-hung wood sash and casement. A paired, window grouping with pent punctuates the gable peak. A brick chimney rests on the center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at **16 Remoleno Street** is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as a two-family house by Adolf Langendorfer, a local grocer who built many houses on this street. Adolf Langendorfer: 53, 57, 68, 72, 76 in 1911; 35, 37, 56, 58, 60, 62 in 1912; 14, 16, 18, 20, 22, 48 in 1913; 50, 54 in 1914; 63 in 1915. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn (Revised 1986): Plate 1036



PHOTOGRAPH: (Triangle R-3; N-8)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 17 Remoleno Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1911

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: Oriel, stoop

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 –2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

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**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

Originally constructed as single-family, the house at **17 Remoleno Street** is located on an average-sized lot on the southeast side of residential block in the western section of the street. This section of Remoleno Street has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story, closed-gabled, frame vernacular building. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has an open, full-width porch with a brick rail and battered piers on brick pedestals. The main entrance with sidelights and a stone lintel is located in the west bay. Exterior wall fabrics are brick on the main block and wood shingle in the front gable. Window openings have stone lintels and sills. Fenestration is one- and four-over-one, double-hung wood sash and casement. The second floor façade has an open porch with a wooden balustrade and square piers, an oriel in the east bay and an off-centered entrance. A paired, window grouping with pent punctuates the gable peak. A brick chimney rests on the center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two--family house at 17 Remoleno Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo. It is one of several brick veneer houses built on this street.

MAP: Sanborn (Revised 1986): Plate 1040



PHOTOGRAPH: (Triangle R-3; N-12)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 18 Remoleno Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1913

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Upper façade porches Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 –2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

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**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

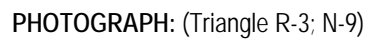
The two-family house at **18 Remoleno Street** is located on an average-sized lot on the northwest side of a residential block in the western section of the street. This section of Remoleno Street has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story, closed-gabled, frame vernacular building. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has an open, full-width porch with square supports and an open rail. A vestibule is located in the east bay. Exterior wall fabrics are clapboard on the main block and wood shingle in the front gable. The upper façade has an open porch with a metal supports and rail, an oriel in the west bay and a porch entrance in the east bay. Fenestration is one-over-one, double-hung wood sash. A paired, window grouping punctuates the gable end. In the gable peak is vertical board trim and stucco. A brick chimney rests off-center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 18 Remoleno Street is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as a two-family house by Adolf Langendorfer, a local grocer who built many houses on this street. Adolf Langendorfer: 53, 57, 68, 72, 76 in 1911; 35, 37, 56, 58, 60, 62 in 1912; 14, 16, 18, 20, 22, 48 in 1913; 50, 54 in 1914; 63 in 1915. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.







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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 19 Remoleno Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: multiple-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1911

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Façade porches Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

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Originally constructed as single-family, the house at **19 Remoleno Street** is located on an average-sized lot on the southeast side of residential block in the western section of the street. This section of Remoleno Street has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story, closed-gabled, frame vernacular building. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has an open, full-width porch with a brick rail and battered piers on brick pedestals. Two entrances are located in the west bay. Exterior wall fabrics are brick on the main block and wood shingle in the front gable. Window openings have stone lintels and sills. Fenestration is one-over-one, double-hung wood sash and casement. The second floor façade has an open porch with a metal balustrade, a rounded oriel in the east bay and an off-centered porch entrance. A triple, window grouping with pent punctuates the gable peak. A brick chimney rests off-center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two--family house at 19 Remoleno Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo. It is one of several brick veneer houses built on this street.

MAP: Sanborn (Revised 1986): Plate 1040



PHOTOGRAPH: (Triangle R-3; N-13)









## HISTORIC RESOURCE INVENTORY FORM

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& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 20 Remoleno Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: Multiple-family Current use Residential: Multiple-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1913

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Replacement porch window Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Originally constructed as single-family, the house at **20 Remoleno Street** is located on an average-sized lot on the northeast side of residential block in the western section of the street. This section of Remoleno Street has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story closed gabled, frame vernacular building. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has a flat-roofed cutaway porch and two entrances. Exterior wall fabrics are brick on the main block and wood shingle on the porch and in the front gable. The second floor has an oriel in the west bay. Fenestration is one-over-one, double-hung wood sash and casement. A triple, window grouping punctuates the gable peak. A brick chimney rests off-center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 20 Remoleno Street is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as a two-family house by Adolf Langendorfer, a local grocer who built many houses on this street. Adolf Langendorfer: 53, 57, 68, 72, 76 in 1911; 35, 37, 56, 58, 60, 62 in 1912; 14, 16, 18, 20, 22, 48 in 1913; 50, 54 in 1914; 63 in 1915. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn (Revised 1986): Plate 1036



PHOTOGRAPH: (Triangle R-3; N-10)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 22 Remoleno Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: multiple-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1913

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Façade porches Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

## PLEASE PROVIDE THE FOLLOWING INFORMATION

IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

Originally constructed as single-family, the house at **22 Remoleno Street** is located on an average-sized lot on the southeast side of residential block in the western section of the street. This section of Remoleno Street has a southwest-northeast alignment and connects Hopkins Street and South Park Avenue. It is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads.

Two-and-one-half story, closed-gabled, frame vernacular building. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has an open, full-width, flat-roofed porch with brackets, battered piers set on brick pedestals and a closed rail. Two entrances are located in the west bay. Exterior wall fabrics are clapboard on the first floor facade and side elevations and wood shingle at the second floor façade and in the front gable. The second floor facade has a rounded oriel in the east bay and an off-centered porch entrance. Fenestration is one-over-one, double-hung wood sash and casement. A paired, window grouping punctuates the gable peak. A brick chimney rests on the center ridge. A two-bay, clay-tile, flat-roofed garage (1922) stands on the west side of the building.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 22 Remoleno Street is a representative example of a common urban residential building type in the Triangle neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

It was built as a two-family house by Adolf Langendorfer, a local grocer who built many houses on this street. Adolf Langendorfer: 53, 57, 68, 72, 76 in 1911; 35, 37, 56, 58, 60, 62 in 1912; 14, 16, 18, 20, 22, 48 in 1913; 50, 54 in 1914; 63 in 1915. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn (Revised 1986): Plate 1036



PHOTOGRAPH: (Triangle R-3; N-11)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 36 Sirret Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Walter H. Nelson, builder Date of construction, if known 1927

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: porch rail, stoop Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **36 Sirret Street** is located on a narrow lot on the north side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Sirret Street is an east-west, one-block Long Street located between Durant and Hopkins streets, near the western and north-central limits of the neighborhood. Surrounding residences are contemporaneous and of similar design.

One-and-one-half-story, frame Craftsman bungalow with a hipped roof and gabled dormer. It has a rectangular plan and is set on rusticated concrete block foundation. The façade has a cutaway porch in the east bay. Exterior wall fabric is clapboard. Fenestration is casement, awning, and one-over-one, double-hung wood sash. A brick chimney rests on the center ridge. A modern shed stands to the north of the house.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

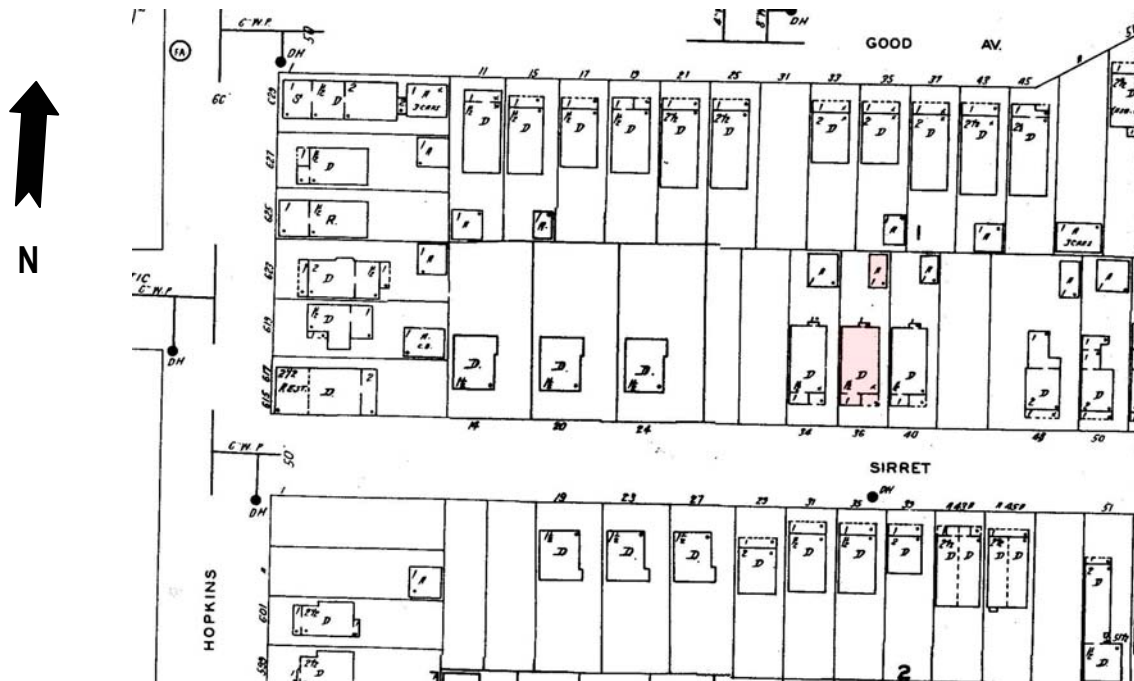
The single-family house at **36 Sirret Street** is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 129, 133, 150, 152, 153, 158, 161, 172, and 176 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Walter H. Nelson and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 36 Sirret Street, Buffalo NY

MAP: Sanborn (Revised 1886): Plate 1037



PHOTOGRAPH: (Triangle R-5; N-3)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 1445 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential Current use Vacant

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1896

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☒ stone ☐ brick ☐ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Converted into apartments, asbestos shingle on first floor, porch rail removed Date: \_\_\_\_\_

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

## PLEASE PROVIDE THE FOLLOWING INFORMATION

### IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **1445 South Park Avenue** is located on a large, roughly triangular-shaped lot on the southwest corner of South Park Avenue and Lilac Street in the northwestern portion of the Triangle Neighborhood. South Park Avenue is one the principle thoroughfares that defined the original Triangle layout of the area. Two blocks to the east the street intersects with Bailey Avenue and Abbott Road. This section of South Park Avenue is mixed residential and commercial. In its earliest days, two important regional north-south thoroughfares, Abbott's Corners Plank Road (present Abbott Road) and White's Corners Plank Road (present South Park Avenue) crossed the Triangle neighborhood. Where they met, an intersection formerly known as Martin's Corners (and the locale of Heacock Park), was three-and-one-half miles from Niagara Square. White's Corners Plank Road continued northward after its intersection with Abbott's Corners Plank Road to Cazenovia Creek and ended a short distance beyond that at the Aurora Plank Road. In 1855, the year after the city limits were expanded to include former reservation land (and the Triangle neighborhood), Triangle Street was constructed to link White's Corners Plank Road with Abbott's Corners Plank Road. Traffic to and from the city might now avoid Martin's Corners. The near right-angle triangle formed by the three streets gave the area the name by which it is still known today, despite the fact that Triangle Street became South Park Avenue in 1939.

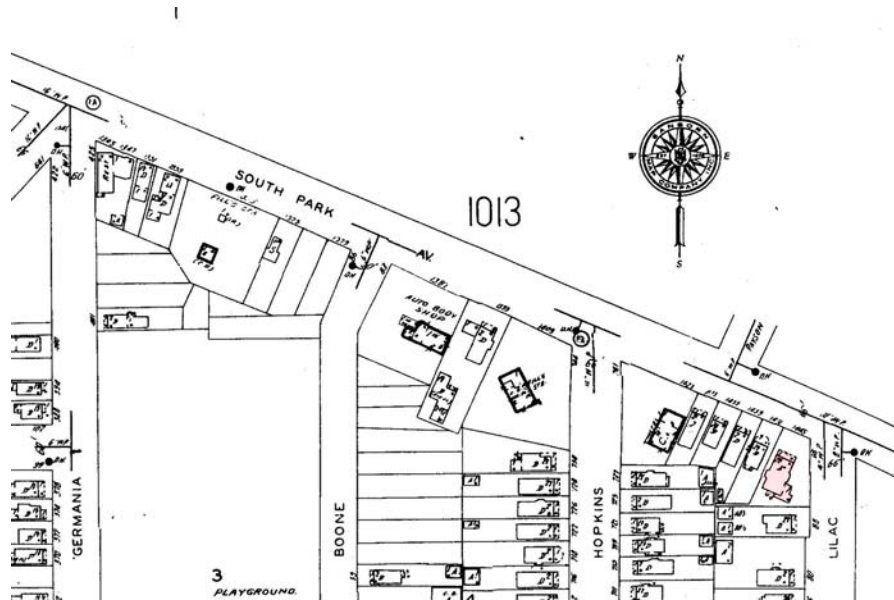
The building is a two-and-one-half story, steeply-pitched, cross-gabled, frame example of a high-style Queen Anne residence. It has a rectangular plan and is set on a limestone block foundation. The north façade has an open, full-width-porch with fluted columns resting on sandstone piers and a center entrance with entablature. Only a small section of its original spindlework rail remains. Exterior wall fabrics are wood shingle and clapboard. Fenestration is one-over-one, double-hung wood sash. The second floor façade has curved oriels with stained glass and dentils. The side elevations have full-height polygonal bays. The roof is distinguished by wide-overhanging eaves and brackets. A sunburst pattern accents the front gable. A brick chimney rests on the rear ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 1445 South Park Avenue is an excellent example of a high style Queen Anne residence that does not reflect the Triangle neighborhood's traditional residential building forms. Residences of this style and size are prevalent on the city's West Side. The building is significant for its association with W. H. Fitzpatrick & Sons, Inc., one of the most prolific developers in the Triangle neighborhood. It is one of the earliest buildings constructed by Fitzpatrick & Sons in the area. This large Queen Anne style house was the home, and possible office, of Dr. Frederick M. Boyle, a local physician, for many years in the early 20<sup>th</sup> century. Boyle purchased the house in 1907 from William H. Fitzpatrick, an early developer of much of this area. Converted to apartments, it is now vacant. (Pre-1940 address: 745 Abbott Rd.)

It was built as a single-family house by W. H. Fitzpatrick & Sons, Inc., who where the initial developers of nearby Heussy Avenue. W. H. Fitzpatrick & Sons, Inc constructed 12, 15, 19, 23, 24, 27, 28, 31, 32, 35, 39, 40, 56, 72 and 76 Heussy Avenue in 1923; 3, 7, 11, 16, 48, 64 and 88 Heussy Avenue in 1924; and 8 Heussy Avenue in 1925. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that W. H. Fitzpatrick & Sons and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn (Revised 1986): Plate 1033



PHOTOGRAPH: (Triangle R-5; N-8)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) P.S. 28

Address or Street Location 1485 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Education Current use Education

Architect/Builder, if known Ernest Crimi Date of construction, if known 1927

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☐ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Original 1880 building and 1898 addition were demolished for the 1960s addition Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

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**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

**P.S. 28 at 1485 South Park Avenue** is located on a large, irregular-shaped parcel bound by Buffalo Street to the west, South Park Avenue to the north and east, and Verona Street to the south. It stands at the southwest corner of the intersection with Abbott Road and Bailey Avenue. At this point, South Park Avenue turns to the southeast. The school is located in the northwestern portion of the Triangle Neighborhood. This section of South Park Avenue is largely commercial with residential properties located in the adjacent area.

The oldest section of the school is a three-story, steel-framed, flat-roofed building with an irregular U-shaped plan. It has fireproof construction; concrete floors and roof, tile partitions and 16-inch brick walls. The principal façade fronts Verona Street. It features modest Neoclassical stylistic elements that include stone stringcourses, lintels and sills, and brick pilasters with stone capitals. A heavy cornice divides the first floor from the upper facade levels. Fenestration is six-over-six, double-hung wood sash. The 1927 section has a gymnasium on the first floor and an auditorium on the second floor. Two, two story modern additions were added in 1963 and 1964. The additions form an L-shape and enclose the earlier building. A brick chimney stick rises above the complex.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

School No. 28 is significant for its association with the early development and educational history of the Triangle neighborhood. The first school began a one-room schoolhouse around 1854, at the time of the city's expansion. A one-and-one-half-story brick building was built at the present site in 1888 (C. D. Swan, architect), to which a two-story addition was added in 1898 (Robert A. Wallace, architect). The school was always overcrowded because of the rapid growth in the local population. A new, much larger addition was completed in 1927 (Ernest Crimi, architect) to meet the needs of the growing number of children in the neighborhood. In the early 1960s the 1888 building and the 1898 were demolished for the 1960s addition

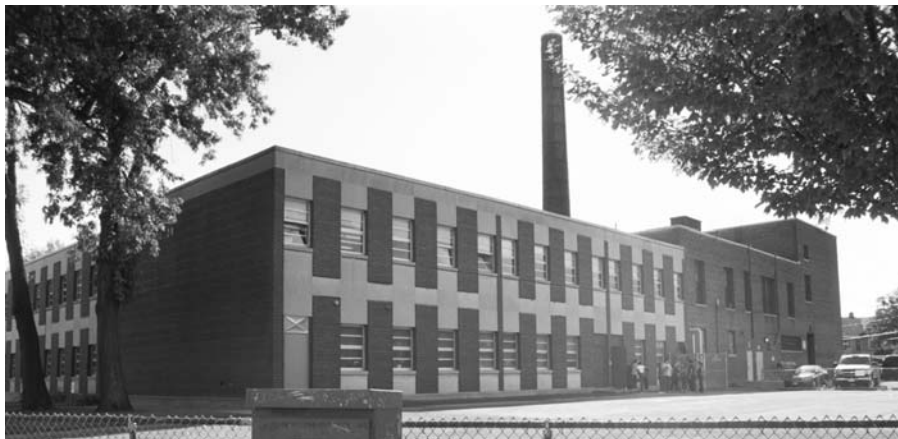
MAP: Sanborn (Revised 1986): Plate 1035



PHOTOGRAPHS: (Triangle R-5; N-16-18)



PHOTOGRAPHS:





## HISTORIC RESOURCE INVENTORY FORM

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& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 1737 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential Current use Multiple-family dwelling (?)

Architect/Builder, if known F.C. Pries Date of construction, if known 1894

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☒ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Porch supports and rail, vinyl siding on first floor-south elevation. Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

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Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The residence at **1737 South Park Avenue** is located on a large, rectangular-shaped lot on the southwest corner of South Park Avenue and Pries Street central, eastern portion of the Triangle Neighborhood. Originally Triangle Street, South Park Avenue is one the principle thoroughfares that defined the original Triangle layout of the area. This section of South Park Avenue is mixed residential and commercial.

A one-and-one-half story, steeply-pitched, side-gabled, frame, Queen Anne residence. It has a rectangular plan and is set on a limestone block foundation. The front north slope extends over an open full-width-porch. The original porch elements have been replaced. The main entrance with paired doors is located in the north bay. Exterior wall fabrics are clapboard on the first floor, except for vinyl siding on the south elevation, and wood shingles on the upper side elevations. The front slope has a steeply-pitched gabled dormer with wood shingles and porch. Fenestration is one-over-one, double-hung wood sash. The south elevation has two oriels, a diamond shaped window and blind oculus in the gable peak.

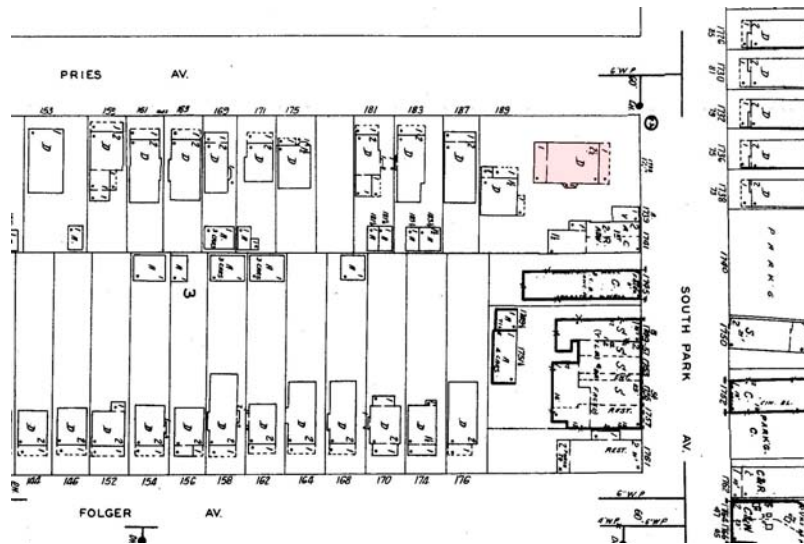
A contemporaneous stable at rear, which features a shingle pattern in the dormer identical to that of the house, was converted into a dwelling before 1920, with the address of 189 Pries Street

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The residence at 1737 South Park Avenue is significant as a good representative example of the Triangle neighborhood's early residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo. This section of South Park was originally Triangle Street. It was constructed to link White's Corners Plank Road (South Park Avenue) with Abbott's Corners Plank Road (Abbott Road). The near right-angle triangle formed by the three streets gave the area the name by which it is still known today, despite the fact that Triangle Street became South Park Avenue in 1939.

Built as a single-family house for F. C. Pries, for whom adjacent Pries Street was likely named. (Pre-1940 address: 74 Triangle St.)

MAP: Sanborn (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle R-4; N-17)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) South Park Theatre / American Legion - VFW Post 64

Address or Street Location 1770 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Commercial: Theater Current use Social

Architect/Builder, if known Henry L. Spann, architect Date of construction, if known 1919

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☐ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: Terra cotta

Alterations, if known: Converted into VFW hall, entrance, marquee and interior altered Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

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**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The former theater building at **1770 South Park Avenue** is located on a large, rectangular lot near the base of the triangle formed by South Park Avenue and South Side Parkway. This section of South Park Avenue is originally Triangle Street. This section of South Park was originally Triangle Street. It was constructed to link White's Corners Plank Road (South Park Avenue) with Abbott's Corners Plank Road (Abbott Road). The near right-angle triangle formed by the three streets gave the area the name by which it is still known today, despite the fact that Triangle Street became South Park Avenue in 1939. Located on the east side of the street, the building is within the central commercial district of the Triangle neighborhood. South Park Avenue is one the principle thoroughfares that defined the original Triangle layout of the area.

A one-story, flat-roofed, steel and masonry theater building with Neo-classical detailing. The façade is a modest, variation of a vault-type façade that was common to early twentieth century theaters. It is punctuated by a broad, segmental-arched vault with decorative, glazed white terra cotta and keystone. The entrance has been altered, but the marquee remains. Other details of the ground level façade include terracotta quoins, openings with terra cotta surrounds and pediment, and a terra cotta cornice. The upper portion of the facade features brick corner pilasters and a pronounced cornice. A parapet with terra cotta coping further accents the roofline. The side elevations have brick pilasters and blind round-arched openings with terra cotta keystones. A modern, one-story addition extends from the south end of the building.

The interior has an intact ticket booth, paneled doors with entablature, and stained glass exit signs. The auditorium has a shallow barrel-arched, vaulted ceiling with pilasters. The stage is set within a Neo-classical, proscenium arch with colossal Corinthian columns and pilasters. Grillwork panels are located behind the curtain at stage left and right. The stage is flanked by blind openings with plaster detailing and an entablature with broken pediment and urn. The original auditorium frieze was removed except for the section above the stage.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

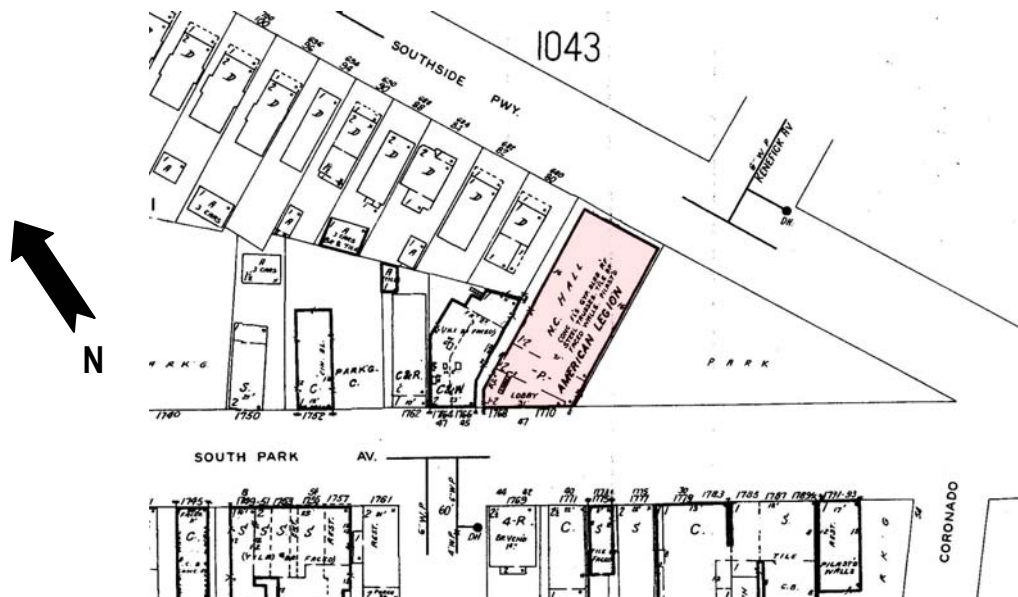
Henry L. Spann's South Park Theatre at 1770 South Park Avenue was once the principle locale for vaudeville and motion picture entertainment for residents of the Triangle neighborhood. Now owned by the American Legion Post 64, it retains a significant amount of its exterior terra cotta Classical ornament as well as the original proscenium arch and other interior features. Occupying a major neighborhood intersection, it yet manages, despite alterations, to convey a festive appearance. Well cared for by the present owners, the theater survives as a poignant reminder of the days when the Triangle neighborhood began its life as a vibrant streetcar suburb.

Built as the South Park Theatre for G. C. Hall and G. F. Hanny (South Park Amusement Co.). This was the principle entertainment venue for the Triangle neighborhood, a purpose-built facility that replaced earlier and smaller movie theaters that appeared on Triangle Street earlier in the decade. The South Park Theatre closed in 1957, and was then converted for use as American Legion / VFW Post 64. Although it has been altered, the building still retains a significant amount of the original features. (Pre-1940 address: 41 Triangle St.)

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET:** South Park Theatre / American Legion - VFW Post 64,  
1770 South Park Avenue, Buffalo NY

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**MAP:** Sanborn (Revised 1986): Plate 1042



**PHOTOGRAPH:** (Triangle R-3; N-17)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 1877 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: multiple-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known ca. 1900

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Converted into apartments, asbestos shingle on first floor, porch rail removed Date: \_\_\_\_\_

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

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**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

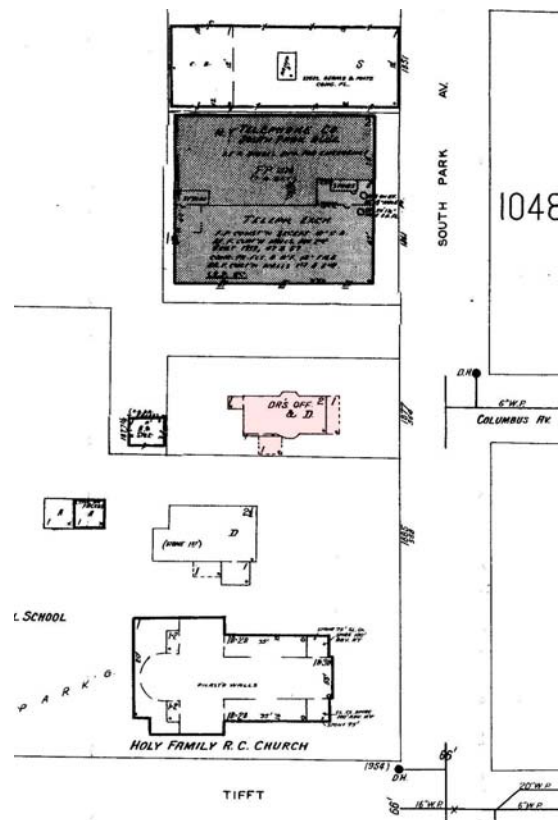
The residence at **1877 South Park Avenue** is located on a deep, rectangular-shaped lot on the west side of the street, across from Columbus Avenue. This section of South Park was originally Triangle Street. It was constructed to link White's Corners Plank Road (South Park Avenue) with Abbott's Corners Plank Road (Abbott Road). The near right-angle triangle formed by the three streets gave the area the name by which it is still known today, despite the fact that Triangle Street became South Park Avenue in 1939. This section of South Park Avenue is mixed residential and commercial. The Holy Family Roman Catholic Church complex stands on the adjacent lot to the south. The John E. Mulroy Playground, municipally-owned, recreational field, is located to the northwest.

The building is a two-and-one-half story, steeply-pitched, closed-gable, frame example of a high-style Queen Anne residence. It has a rectangular plan and is set on a limestone block foundation. The west façade has an open, full-width-porch with square, brick piers and closed rail. The main entrance is located in the north bay. The second floor facade has an open porch with wooden balustrade and battered posts, an oriel in the south bay, and a porch entrance in the north bay. Exterior wall fabrics are clapboard on the first floor and wood shingle on the second floor and gables. Fenestration is one-over-one, double-hung wood sash. A porte-cochere, with battered wooden piers set on limestone pedestals, and a full-height, polygonal bay are located on the south elevation. Three, corbeled, brick chimneys are located on the south slope.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The residence at 1877 South Park Avenue is an excellent example of a high style Queen Anne building that does not reflect the Triangle neighborhood's traditional residential building forms. Residences of this style and size are prevalent on the city's West Side. It is one of the best-preserved houses in the neighborhood. The 1986 revised Sanborn map indicates that the house served as a doctor's house and office. (Pre-1940 address: 564 South Park Avenue)

MAP: Sanborn (Revised 1886): Plate 1047



PHOTOGRAPH: (Triangle R-3; N-19)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) Holy Family Roman Catholic Church Rectory

Address or Street Location 1885 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Religious Current use Religious

Architect/Builder, if known Lansing & Beierl, architects Date of construction, if known 1905

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input checked="" type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Aluminum siding Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

### Photos

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

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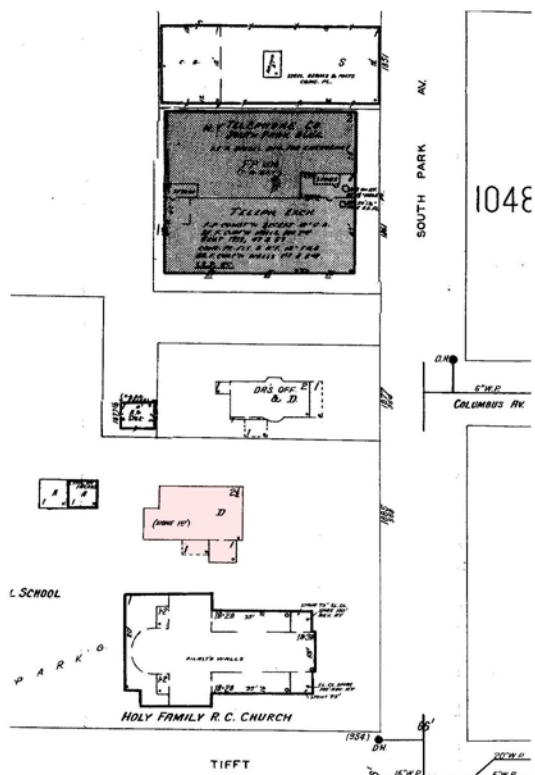
The **Holy Family Rectory at 1885 South Park Avenue** on the north side of the church, which occupies the northwest corner of Tift Street and South Park Avenue. It is part of the Holy Family Roman Catholic Church complex, which includes the church, the rectory and a school. The church stands on the south side of the rectory and the school is located on the western half of the lot. (See building forms for the church-1887 South Park Avenue and school-892 Tift Street).

A two-and-one-half story, steeply-pitched, side-gabled, frame building. It has a rectangular plan and is set on a limestone block foundation. The east façade has a partial-width, stone patio and a center entrance. Exterior wall fabrics are stone on the first floor and aluminum siding on the upper levels. The façade has a projecting, gabled-wall dormer, two oriels and a gabled dormer. Fenestration is one-over-one-double-hung wood sash. Window openings of the first floor have stone lintels and sills. Gabled dormers are located on the side elevations. An oriel and a side entrance are located on the north elevation. A one-story, flat-roofed addition extends from the south elevation. A brick chimney rests on the north roof ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The largest house of worship in the Triangle neighborhood is Holy Family Roman Catholic Church. Built to serve the many Irish-American and German-American Catholics who had moved into the area, the imposing twin-towered Romanesque style stone edifice followed designs by Buffalo's Lansing & Beierl. It was constructed (together with the picturesque rectory) between 1905 and 1908. Before that time, the congregation had worshiped in the carriage barn and home of William J. Connors, which the church purchased in 1902. The church accommodated the needs of the many Catholics who moved to South Buffalo to work at the new Lackawanna Steel Co. and other area industries.

MAP: Sanborn (Revised 1886): Plate 1047



PHOTOGRAPH: (Triangle R-5; N-21)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) Holy Family Roman Catholic Church

Address or Street Location 1887 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Religious Current use Religious

Architect/Builder, if known Lansing & Beierl, architects Date of construction, if known 1905-08

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☐ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☒ stone ☐ brick ☒ poured concrete ☒ concrete block

Other materials and their location: Clay roofing tile

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☒ fair ☐ deteriorated

### Photos

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Holy Family Roman Catholic Church at 1887 South Park Avenue is located on a large parcel on the northwest corner of Tift Street and South Park Avenue in the southeast portion of the Triangle Neighborhood. The Holy Family complex is comprised of the church, the rectory (See form 1885 South Park Ave) and a school (See form 892 Tift St). This section of South Park Avenue is mixed residential and commercial.

Holy Family Roman Catholic Church is a Romanesque inspired edifice of frame and masonry construction. The east façade fronts South Park Avenue. It is dominated by two tall towers with copper-crested spires that rise to a height of 100-feet. The church has a cruciform plan. Exterior masonry consists of randomly-coursed, rusticated, cut-stone blocks of various size and color. The façade has an arcaded entry consisting of three, round-arched portals with engaged Romanesque columns, a series of archivolt and wide, round-arched hoods. Each portal has bronze, double-leaf doors and a stained glass tympanum. Other stylistic features include a stone stringcourse, a rose window with hood molding, brackets and corbel table. An entrance is located in the south elevation of the south tower. A one-story addition surrounds the apse and western end of the church. Entrances to the western addition are located on both the south and north elevations.

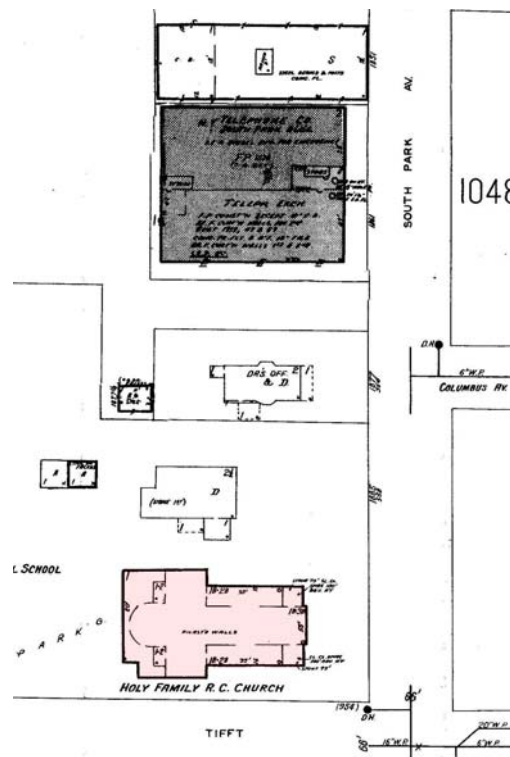
The barrel-vaulted, four-bay long nave is 55-ft in height with 35-ft high side aisles. The interior of the church is embellished with ornament adapted from the Book of Kells.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

Holy Family Roman Catholic Church is an excellent example of a Romanesque style church. It is the largest house of worship in the Triangle neighborhood. Built to serve the many Irish-American and German-American Catholics who had moved into the area, the imposing twin-towered, stone edifice followed designs by Buffalo's Lansing & Beierl. It was constructed (together with the picturesque rectory) between 1905 and 1908. Before that time, the congregation had worshiped in the carriage barn and home of William J. Connors, which the church purchased in 1902. The church accommodated the needs of the many Catholics who moved to South Buffalo to work at the new Lackawanna Steel Co. and other area industries. Together with South Park High School, the church is the most significant piece of historic architecture in the Triangle neighborhood.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET:** Holy Family Roman Catholic Church, 1887 South Park Avenue, Buffalo NY

**MAP:** Sanborn (Revised 1886): Plate 1047



**PHOTOGRAPH:** (Triangle R-3; N-18)



**PHOTOGRAPH:** (Triangle R-3; N-21)







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### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 1933 South Park Avenue (and carriage house)

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: multiple-family

Architect/Builder, if known William N. Burke & Brothers, builder Date of construction, if known 1898

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☐ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **1933 South Park Avenue** is located on a deep, narrow rectangular-shaped lot on the west side of the street, across from Richfield Avenue. This section of South Park Avenue is primarily commercial with residential streets located to the east and west. The house is situated between two mixed-use buildings.

A two-and-one-half story, closed-gabled, frame Queen Anne residence. It has a rectangular plan and is set on limestone block foundation. The façade has an open, flat-roofed, full-width porch with Tuscan-Doric-type columns and an open rail. The main entrance with paired doors is located in the north bay. Exterior wall fabrics are clapboard and asbestos shingle. Fenestration is one-over-one, double-hung wood. The second floor façade has an oriel and a paired window grouping. A triple-window grouping punctuates the bracketed closed-gable end. South elevation has full-height bay with a gable, with a Palladian-type window. The west elevation has spindlework entry porch. A brick chimney is located on the south slope and another rests on the ridge of the south bay.

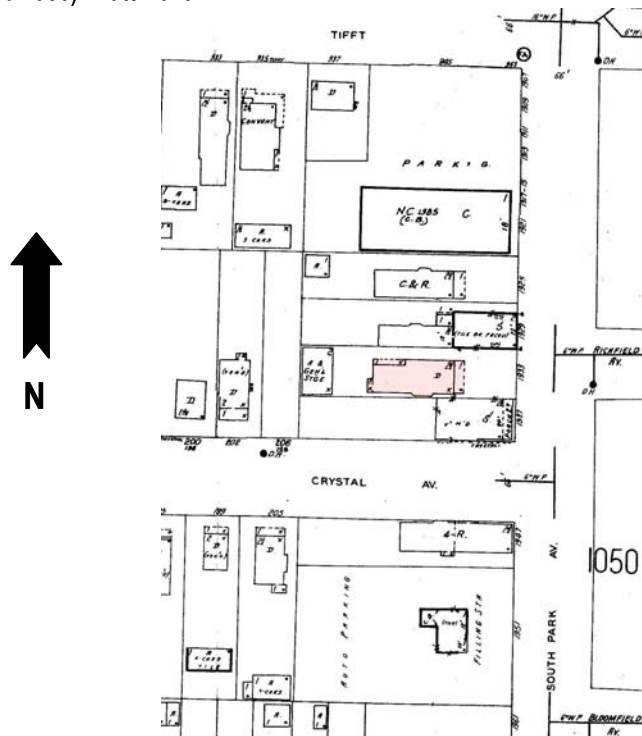
To the east of the south stands a contemporaneous, side-gabled carriage house with centered, closed gable. It has rectangular plan and is set on a limestone block foundation. The east façade has a rolling door, entry bay in the north bay and a central, sliding door entry bay. Exterior wall fabric is clapboard. Fenestration is two-over-one, double-hung wood sash.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The late nineteenth century house at 1933 South Park Avenue is significant as a good representative example of the Triangle-neighborhood's early residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was constructed as a single-family house with carriage house by William N. Buirke & Brothers, a local developer. (Pre -1940 address: 508 South Park Ave.). The house has one of only a few, intact carriage houses remaining in the Triangle neighborhood.

MAP: Sanborn (Revised 1986): Plate 1049

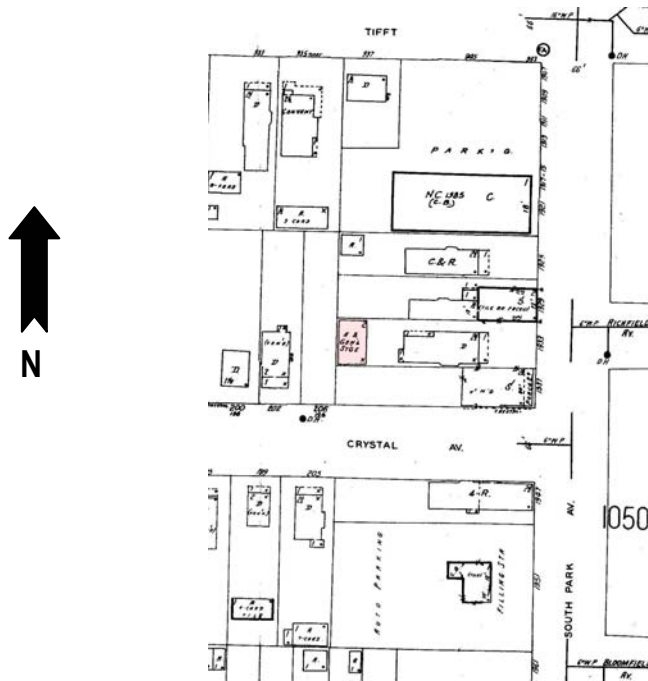


PHOTOGRAPH: (Triangle R-2; N-3)



**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 1933A South Park Avenue, Buffalo NY**

**MAP:** Sanborn (Revised 1986): Plate 1049



**PHOTOGRAPH:** (Triangle R-1; N-25)





## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 1937 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Commercial/Multiple-family Current use Commercial/ Multiple-family

Architect/Builder, if known William Wheaton, builder Date of construction, if known 1914

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The mixed-use building at **1937 South Park Avenue** is located on a rectangular lot on the northwest corner of South Park and Crystal avenues. Located in the southeastern corner of the Triangle Neighborhood, this section of South Park is commercial. The surrounding streets are residential.

A two-and-one-half story, hipped-roof, frame, vernacular commercial building. It has a rectangular plan and is set on a poured concrete foundation. The first floor contains a commercial storefront with a recessed, central entry and display windows. Exterior wall fabrics are brick on the main block and wood shingle on the porch rail and gabled dormers. Fenestration is one-over-one double-hung sash with cast tone lintels and sills. The second floor façade has an open, full-width porch that is contained under the front slope of the hipped roof, and a center porch entrance flanked by two oriels. The porch has brick corner piers and square, paneled posts. A gabled dormer rests on the front slope. The south elevation has a full-height rectangular bay capped by a gabled dormer and two side entrances. The dormers have triple window groupings.

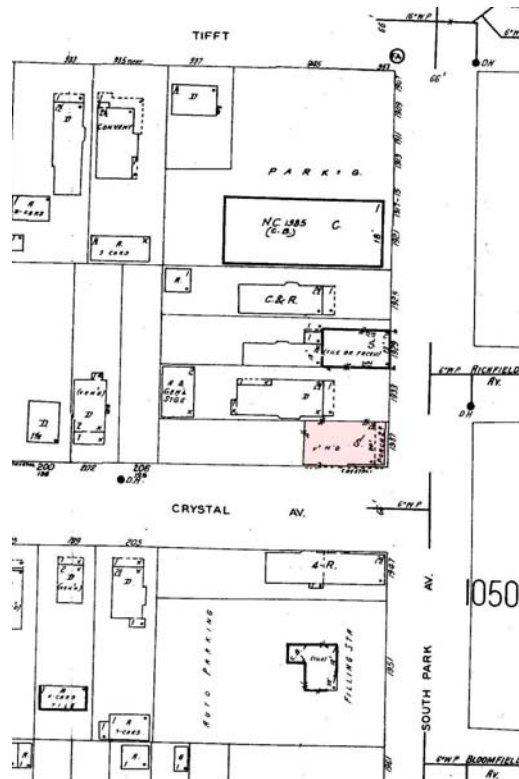
**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1937 South Park Avenue is a good representative example of a popular early twentieth century building form that served both commercial and residential functions. The influx of residents into the Triangle neighborhood and South Buffalo, generally, spurred the development of commercial structures, churches, and public buildings. Most commercial buildings are found along South Park Avenue, the primary neighborhood thoroughfare. Typically, two stories high, these are pedestrian oriented with ground level shops entered directly from the street. The floor above the street would have apartments or offices. These mixed-use buildings were generally constructed by developers along central arteries in neighborhoods throughout the City of Buffalo. The building reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Built as a double store and two-family dwelling for Simon P. Dugan. William Wheaton was the builder. In 1929, Anna M. Dugan, dry goods, occupied the store. (Pre-1940 address: 504 South Park Ave.)

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 1937 South Park Avenue, Buffalo NY

MAP: Sanborn (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-2; N-2)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 1968 South Park Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Commercial Current use Commercial

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known ca. 1915

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☐ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Gabled roof addition with vinyl siding, boarded-up display window Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

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**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The commercial building at 1968 South Park Avenue is located on a rectangular lot on the southwest corner of South Park and Hubbell avenues. Located in the southeastern corner of the Triangle Neighborhood, this section of South Park is commercial. The surrounding streets are residential.

A one-story, flat-roofed, frame, commercial block with a brick veneer. It is a free-standing building with a rectangular plan and a poured concrete foundation. It consists of two storefronts with recessed, center entries and large display windows. The storefronts are enframed by brick pilasters and capped by a paired, bracketed pent. The transoms are obscured by modern signage.

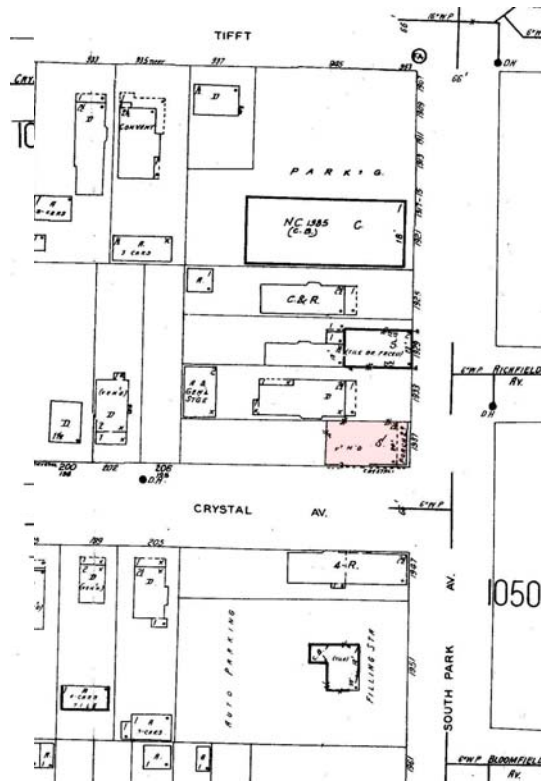
**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The building at 1968 South Park Avenue is a good representative example of a popular early twentieth century building form that served both commercial and residential functions. This building is a one-story sub-type that was constructed for commercial use only. The influx of residents into the Triangle neighborhood and South Buffalo, generally, spurred the development of commercial structures, churches, and public buildings. Most commercial buildings are found along South Park Avenue, the primary neighborhood thoroughfare. Typically, two stories high, these are pedestrian oriented with ground level shops entered directly from the street. The floor above the street would have apartments or offices. These mixed-use buildings were generally constructed by developers along central arteries in neighborhoods throughout the City of Buffalo. The building reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo

Built as a double store for D. V. McClure. In 1929, the store was occupied by the Garden Produce Co. At a later date, perhaps 1957, a gable roof was added on top of the original flat roof; the gable is now vinyl-sided. (Pre-1940 address: 473-475 South Park Ave)

HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 1968 South Park Avenue, Buffalo NY

MAP: Sanborn (Revised 1986): Plate 1049



PHOTOGRAPH: (Triangle R-2 N-9)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 89 Southside Parkway

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: multiple-family

Architect/Builder, if known A. T. Coatsworth, builder Date of construction, if known 1907

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Converted into apartments by 1917, first floor porch Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

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The multiple-family house at **89 Southside Parkway** is located on a rectangular lot on the southeast corner of Southside Parkway and Hubbell Avenue. Southside Parkway forms the eastern line of the original Triangle layout. The original southern tip of the Triangle is roughly two blocks to the south of the property, which is located in the central, eastern part of the neighborhood. Neighboring streets east of Southside Parkway are residential, while to the west on South Park Avenue is the neighborhood's commercial district. South Park High School is located one block to the north on the opposite side of the street.

A two-and-one-half story, front gabled residence with Queen Anne massing and Craftsman detail. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has a replacement, full-width-porch, an off-center entrance, and a Queen Anne-type window with transom. Exterior wall fabrics are clapboard on the main block and wood shingle in the gables. Fenestration is symmetrical with paired and triple one-over-one, double-hung wood sash, oriel, and Cottage-type. The second floor façade has an open, flat-roofed, full-width porch with square columns set on a closed, wood-shingled rail and porch entrances set in an oriel in the south bay. The south elevation has a rectangular full-height bay capped by a closed gable. A brick chimney rests on the rear ridge. A chain-linked fence lines the perimeter of the northern portion of the lot.

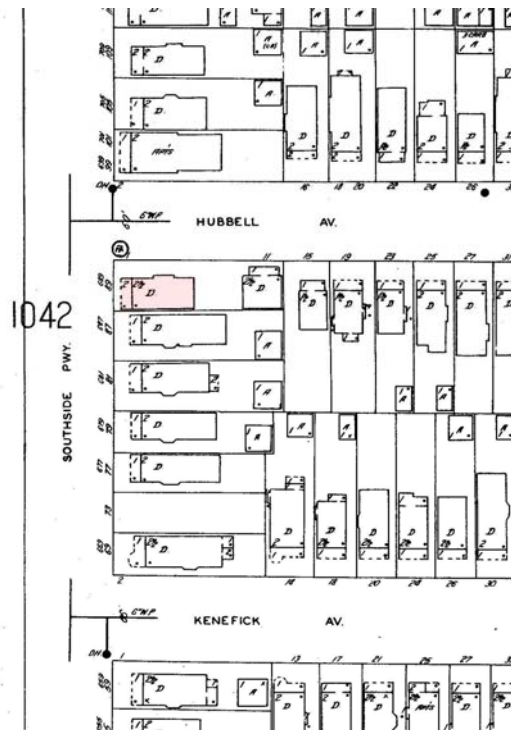
**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The house at 89 Southside Parkway is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. This house was originally built as a single-family house by A. T. Coatsworth, one of six houses he built along this street at the same time. It was converted to flats by 1917. (Pre-1940 address: 689 South Park Ave)

MAP: Sanborn (Revised 1986): Plate 1043



1042



PHOTOGRAPH: (Triangle 3; N-16)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 114 Southside Parkway

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known William H. Burke, builder Date of construction, if known 1912

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☒ stone ☐ brick ☐ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Upper porch rail Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

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The multiple-family house at **114 Southside Parkway** is located on a rectangular lot on the west side of the street, four blocks south of Josie Street. Southside Parkway forms the eastern line of the original Triangle layout. The property is in the northeastern corner of the triangular tract that forms the original southern tip of the Triangle. Neighboring streets east of Southside Parkway are residential, while to the west on South Park Avenue is the neighborhood's commercial district. South Park High School is located one block to the north on the opposite side of the street.

A two-and-one-half story, hipped-roof, frame Craftsman residence with wide overhanging eaves. It has a rectangular plan and is set on a limestone block foundation. The first floor façade has an open, full-width-porch with battered, square columns and a closed, wood-shingled rail. The main entrance is in the north bay. Exterior wall fabrics are brick on the first floor and wood shingle on the second floor and dormers. Fenestration is one-over-one double-hung wood sash. The first floor window openings have stone lintels and sills. The second floor façade has an open, full-width porch with a replacement balustrade, an oriel in the south bay and a porch entrance in the north bay. The roof is distinguished by brackets and hipped dormers with exposed rafter tail ends and a triple window grouping of one-over-one double-hung wood sash. The second floor side elevation walls are flared. The south elevation has two full-height bays. A brick chimney rests on the front, south slope.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 114 Southside Parkway is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family dwelling for William H. Burke. (Pre-1940 address: 714 South Park Ave.)

MAP: Sanborn (Revised 1986): Plate 1042



PHOTOGRAPH: (Triangle 3; N-15)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 145 Southside Parkway

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known Fred E. Becker, builder Date of construction, if known 1923

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at **145 Southside Parkway** is located on a rectangular lot two lots south of southeast corner of Southside Parkway and Lakewood Avenue. Southside Parkway forms the eastern line of the original Triangle layout. The original southern tip of the Triangle is roughly two blocks to the south of the property, which is located in the central, eastern part of the neighborhood. Neighboring streets east of Southside Parkway are residential, while to the west is the neighborhood's commercial district on South Park Avenue. South Park High School is located on the opposite side of the street.

A two-story, front-gabled Craftsman residence with flared, wide overhanging eaves. It has a rectangular plan and a poured concrete foundation. The façade has tiered, full-width porches capped by a broad low-pitched gable roof. The first floor has a brick has a brick veneer while the upper level is clad with wood shingles. The main entrance is located in the south bay. The upper porch has a wooden rail and wood-shingled battered posts set on brick pedestals. Fenestration is one-over-one, double-hung, wood sash. The façade windows feature multi-paned headers.

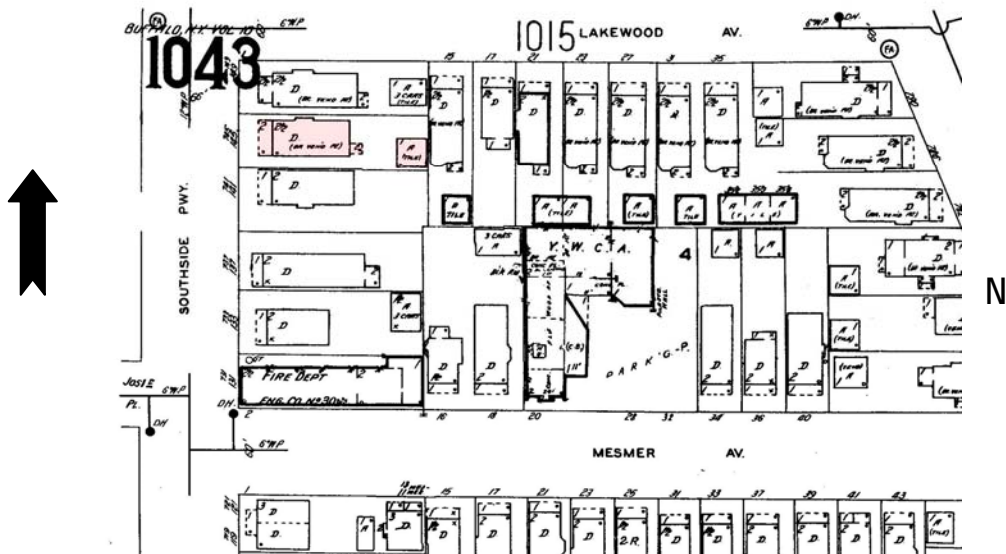
Built as a two-family house, with garage, for Fred E. Becker, who also built 149 at the same time.  
Pre-1940 address: 745 South Park Ave.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 145 Southside Parkway is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family house, with garage, for Fred E. Becker, who also built 149 at the same time. (Pre-1940 address: 745 South Park Ave.)

MAP: Sanborn (Revised 1986): Plate 1043



PHOTOGRAPH: (Triangle 5; N-9)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 169 Southside Parkway

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known ca. 1905

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **169 Southside Parkway** is located on a rectangular lot on the southwest corner of Southside Parkway and Hubbell Avenue. Southside Parkway forms the eastern line of the original Triangle layout. The original southern tip of the Triangle is roughly two blocks to the south of the property, which is located in the central, eastern part of the neighborhood. Neighboring streets east of Southside Parkway are residential, while to the west on South Park Avenue is the neighborhood's commercial district. South Park High School is located one block to the north on the opposite side of the street.

A one-and-one-half story, steeply-pitched, side-gabled residence with Shingle-style massing. It has a rectangular plan. Exterior wall fabric is wood shingle. The roof encompasses a full-width porch with segmental arched spandrels and a solid rail. The façade has an entrance in the north bay, a Queen Anne-type window with transom and a closed gable dormer. Fenestration is grouped and single one-over-one double-hung wood sash. Garage built 1931.

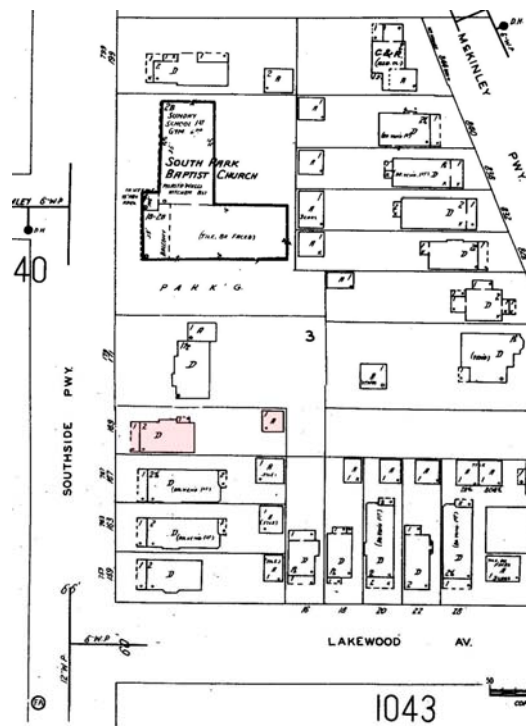
**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 169 Southside Parkway is significant as a good representative example of the Triangle- neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

(Pre-1940 address: 769 South Park Ave.)

MAP: Sanborn (Revised 1986: Plate 1015)



PHOTOGRAPH: (Triangle 5; N-10)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) South Park Baptist Church (Good Shepard Baptist Church)

Address or Street Location 187 Southside Parkway

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Religious Current use Religious

Architect/Builder, if known North, Shelgren & Swift, architects Date of construction, if known 1925-1926

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input checked="" type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Boarded-up windows, replacement windows Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852 -2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

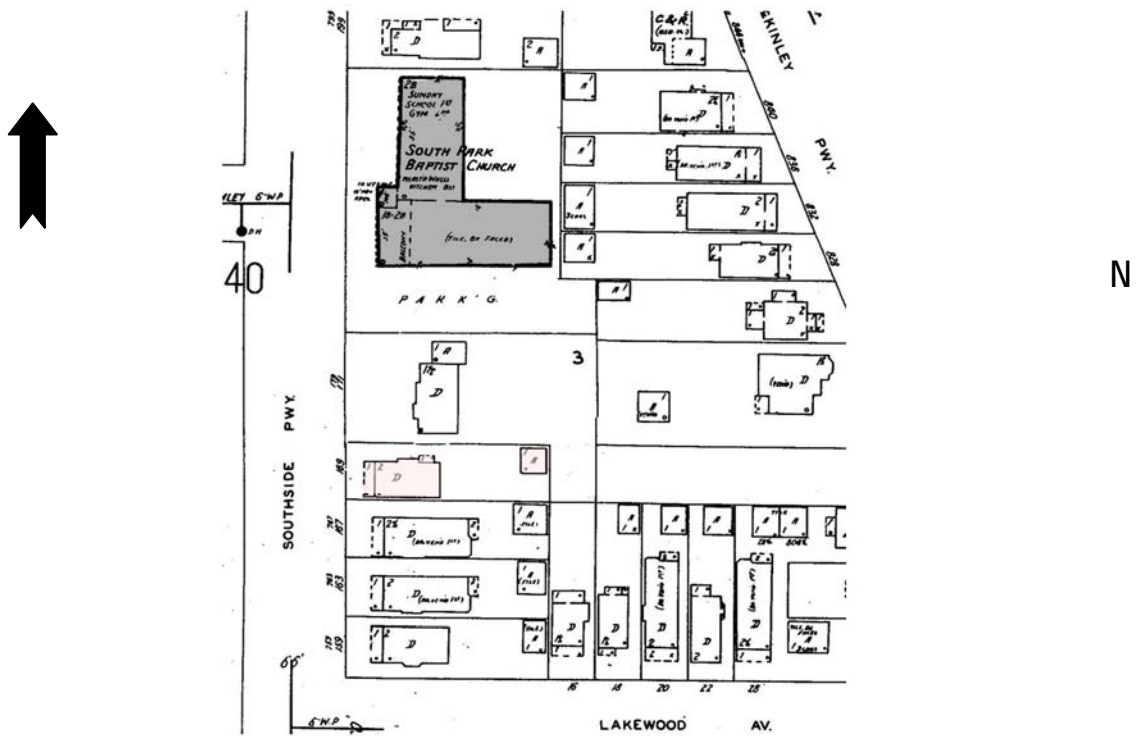
The South Park Baptist Church at **187 Southside Parkway** is located on a large rectangular lot on east side of the street, at the terminus of Macamley Street. Southside Parkway forms the eastern line of the original Triangle layout. The original southern tip of the Triangle is roughly two blocks to the south of the property, which is located in the central, eastern part of the neighborhood. Neighboring streets are residential, while to two blocks to the west is South Park Avenue the neighborhood's commercial district. South Park High School stands on the opposite side of the street.

A two-story, hipped-roof, Georgian Revival church with brick tower and wooden, louvered spire. It has an L-shape plan and is set on a raised stone foundation. Exterior wall fabric is tile, brick. The main entrance with double leaf doors, transom and segmental-arched pediment is located in the base of the tower. The east façade of the main block has a pavilion with pediment, a large Palladian type window, stone pilasters and beltcourse. A discontinuous, unadorned stone frieze accents the roofline. The side elevation of the main block is five bays deep and punctuated by round arched openings. A two story, hipped roof wing extends north from the north elevation of the main block. The wing has brick and pilastered walls. The wing was constructed with a school on the on the first floor, a gymnasium on the second floor and a kitchen is located in the basement.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

South Park Baptist Church is an excellent example of a Georgian Revival inspired church building. The roots of the present South Park Baptist Church go back to 1887 when the Buffalo Baptist Union started a Sunday school in the area. After worshipping for nearly three decades in a building the group had purchased in 1891 at the corner of Good and Triangle Street (the present South Park Avenue), the congregation purchased property at 187 South Side Parkway and erected the present church complex that North, Shelgren & Swift designed in 1925 . The red brick Georgian Revival building reflects the renewed interest that traditional architects were taking at the time in America's colonial architecture due to the well-publicized restoration of Williamsburg, Virginia. The spire of the South Park Baptist Church tower recalls that of the famous Bruton Parish Church in Williamsburg. And surely by intent, the architects arranged their grouping of church, tower, and parish hall to effectively terminate the eastward vista down Macamley Street, which ends in front of the church.

MAP: Sanborn (Revised 1986: Plate 1015



PHOTOGRAPH: (Triangle 3; N-6)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 192 Southside Parkway

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known C.P. Stevenson, builder Date of construction, if known 1895

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: 12/03

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family residence at **192 Southside Parkway** occupies a rectangular lot on the northwest corner of Southside Parkway and Macamley Street. Southside Parkway forms the eastern line of the original Triangle layout. The original southern tip of the Triangle is roughly two blocks to the south of the property, which is located in the central, eastern part of the neighborhood. Neighboring streets are residential, while two blocks to the west on South Park Avenue is the neighborhood's commercial district. South Park High School is located immediately south on the opposite side of Macamley Street and South Park Baptist Church stands directly opposite on the west side of Southside Parkway.

Two-story, hipped-roof, frame American Four Square with Colonial/Georgian detailing. The building rests on a coursed, limestone block foundation. Exterior fabrics are clapboard on the main block and wood shingle on the hipped dormers. Decorative elements include paneled corner pilasters, projecting bay, oriel, modillion course and multi-glazed transoms. The main entrance is located in the north bay of the east façade. It features a vestibule with an open porch supported by square columns. Fenestration is varied, double-hung and casement. A brick chimney rests on the rear, west slope. A rear wing extends west from the west side of the building. It has a hipped roof and an entry porch on the south elevation. South facing window opening have metal canopies. A stable (now converted) at rear of the lot was built for Walter Chilcott in 1901.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 192 Southside Parkway is significant as a good representative example of the Triangle- neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. Single-family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). These houses with porches on the front were simple in form, economical to build, and ample in the accommodation they afforded. Furthermore, their squareish footprint fit nicely onto the long rectangular lot that was standard property type in the Triangle neighborhood. Good examples are at 80 Allegany Street, 202 Crystal Avenue, 142 Folger Street, and 192 Southside Parkway. This style of building also seemed to the people who bought them to be a modern version of the Georgian house of colonial America. This association was often reinforced by the presence of such ornamental details as columns and corner pilasters, as appear on the house at 192 Southside Parkway.

(Pre-1940 address: 792 South Park Ave)

MAP: Sanborn (Revised 1886): Plate 1040



PHOTOGRAPH: (Triangle 3; N-5)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 210 Southside Parkway

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known Lewis F. Engel Date of construction, if known 1912

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: 12/03

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The multiple-family house at **210 Southside Parkway** is located on a rectangular lot one lot south of the southwest corner of Southside Parkway and Remolino Street. Southside Parkway forms the eastern line of the original Triangle layout. Heathcock Park is located directly east on the opposite side of the street. The original southern tip of the Triangle is roughly three blocks to the south of the property, which is located in the central, eastern part of the neighborhood. Neighboring streets east of Southside Parkway are residential, while to the west on South Park Avenue is the neighborhood's commercial district. South Park High School is located one block to the south on the same side of the street.

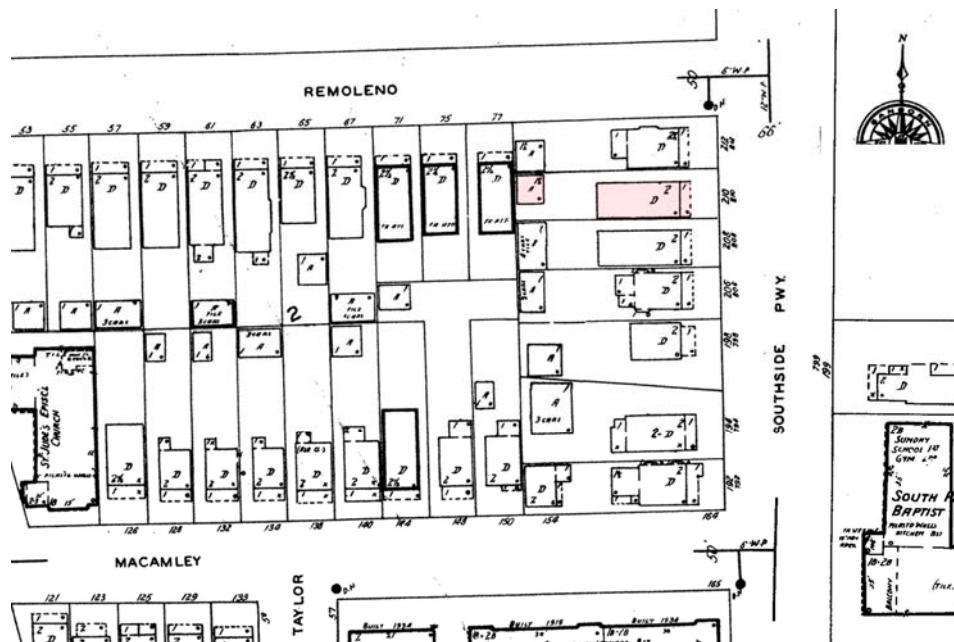
A two-and-one-half story, front gabled residence with Queen Anne massing and Craftsman detail. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has a brick Craftsmen-era, full-width-porch, two off-center entrances in the south bays. Exterior wall fabrics are clapboard on the main block and wood shingle in the gable end and on the 2<sup>nd</sup> floor facade oriel. Fenestration is symmetrical with paired and triple one-over-one, double-hung wood sash. The second floor façade has an open, porch with replacement, metal balustrade. The gable end has a triple window grouping of one-over-one, double-hung sash with pent. An off-center ridge chimney rests on the south slope.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 210 Southside Parkway is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family house for Louis F. Engel. (Pre-1940 address: 810 South Park Ave.)

MAP: Sanborn (Revised 1986): Plate 1040



PHOTOGRAPH: (Triangle 4; N-1)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 212 Southside Avenue

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1909

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 10/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

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**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **212 Southside Parkway** is located on a narrow lot on the southwest corner of Southside Parkway and Remoleno Street. Southside Parkway forms the eastern line of the original Triangle layout. Heathcock Park is located directly east on the opposite side of the street. The original southern tip of the Triangle is roughly three blocks to the south of the property, which is located in the central, eastern part of the neighborhood. Neighboring streets east of Southside Parkway are residential, while to the west on South Park Avenue is the neighborhood's commercial district. South Park High School is located one block to the south on the same side of the street.

A two-and-one-half story, closed-gabled residence with Queen Anne massing and Colonial Revival detailing. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor façade has an open, full-width-porch with columns and no balustrade, an off-center entrance in the south bay and a large fixed window with leaded transom. Exterior wall fabrics are clapboard on the main block and wood shingle in the gable end. Fenestration is one-over-one, double-hung wood sash. The second floor façade has a polygonal oriel and a curved oriel with leaded transoms. The gable end has a triple window grouping of nine-over-one, double-hung sash with pent. A 2-story, gabled bay is located on the north elevation and one-story, hipped polygonal bay is located on the south elevation. An off-center ridge chimney rests on the south slope. A barn at the rear of the lot was built in 1910.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

It was built as single-family house for Adolf Langendorfer, a local grocer, for his own home. Langendorfer local grocer had many houses constructed in this neighborhood in the years before World War I, including 11 on Good Avenue: 83 and 94 Good Avenue in 1907; 147, 150, 151, 153, 154, 155, 156, 157 and 159 Good Avenue in 1915-16. Built as a two-family dwelling for Adolf Langendorfer, a local grocer who had many houses built in this area. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

(Pre-1940 address: 812 South Park Ave.)

MAP: Sanborn (Revised 1986): Plate 1040



PHOTOGRAPH: (Triangle R-4; N-2)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 230 Southside Parkway

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Adolf Langendorfer, builder Date of construction, if known 1915-1916

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Upper porch balustrade. Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

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The single-family house at **230 Southside Parkway** is located on a narrow lot on the west side of a residential block, four lots north of Remoleno Street. It stands across from Heathcock Park at the western terminus of Heathcock Street. The property is within the original triangle created by Abbott Road, South Park Avenue and Southside Parkway. The immediate surrounding area is residential with commercial properties located on the primary cross-roads. South Park High School is located a block and a half to the south.

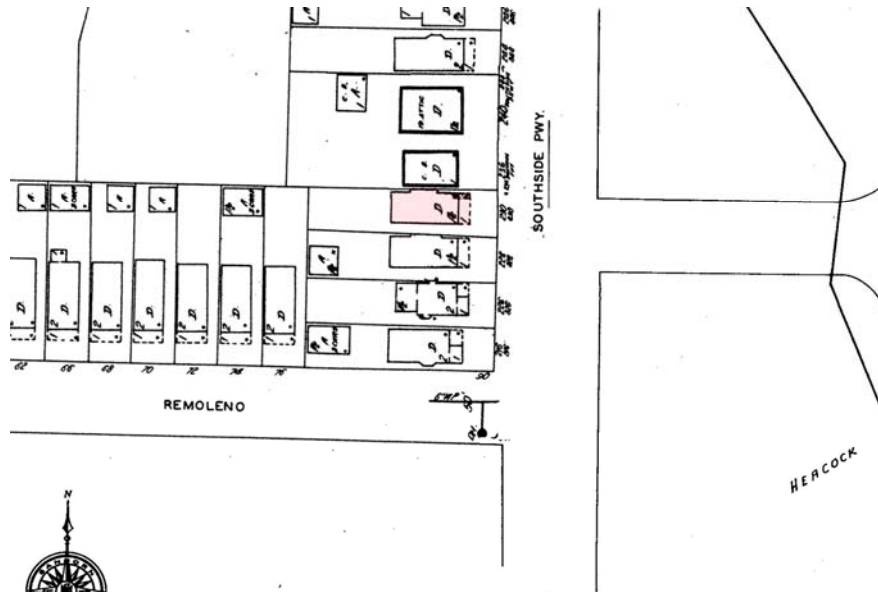
One-and-one-half story, frame Craftsman bungalow with a steeply-pitched, front-gabled roof with vergeboards. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width porch with a low-pitched, gabled-roof, corner pilasters, battered piers set on brick pedestals, and a brick rail. The façade has a central entrance flanked by two, tall window openings with six-paned transom. Belt courses accent the main floors. Fenestration is six-over-six and six-over-one, double-hung wood sash. Gabled dormers are located on the north and south slopes. Brick chimneys rest on the north and south slopes.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

It was built as single-family house for Adolf Langendorfer, a local grocer, for his own home. Langendorfer local grocer had many houses constructed in this neighborhood in the years before World War I, including 11 on Good Avenue: 83 and 94 Good Avenue in 1907; 147, 150, 151, 153, 154, 155, 156, 157 and 159 Good Avenue in 1915-16. Built as a two-family dwelling for Adolf Langendorfer, a local grocer who had many houses built in this area. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Langendorfer and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

(Pre-1940 address: 830 South Park Ave.)

MAP: Sanborn (Revised 1986): Plate 1036



PHOTOGRAPH: (Triangle R-4; N-3)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 755 Tiftt Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple -family

Architect/Builder, if known Edward Lodge Realty Co., builder Date of construction, if known 1923

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: porch rail, stoop Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The two-family house at **755 Tift Street** is located on a narrow lot on the south side of one of the earliest streets extending through South Buffalo. It is located in the southwest corner of the Triangle neighborhood, between Hopkins Road and Folger Street. This stretch of Tift Street is residential though commercial and industrial properties are located to the east. Surrounding residences are contemporaneous and of similar design.

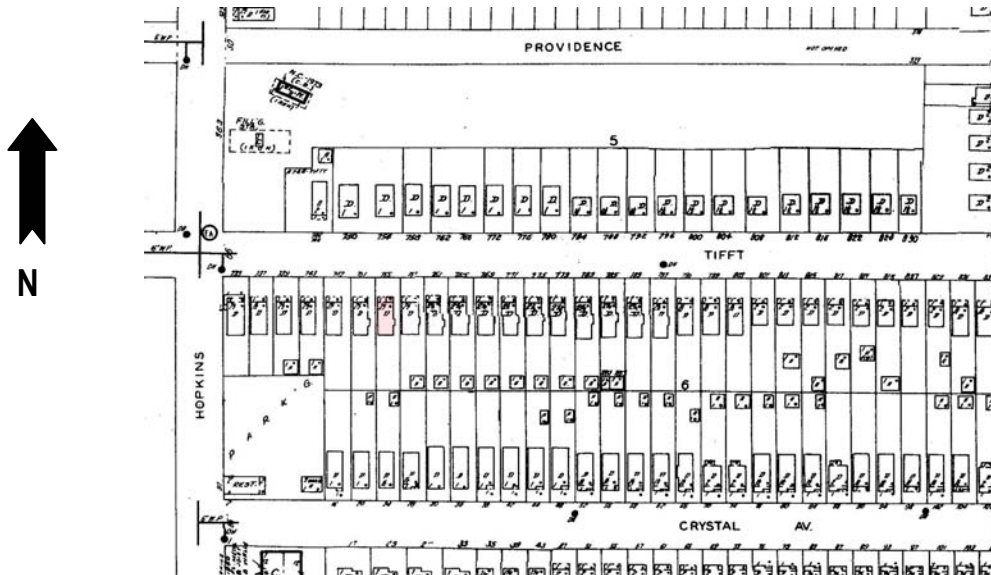
Two-story, hipped roof Craftsman with gabled dormer. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an open, full-width-porch with square columns and a metal. The main entrance is located in the east bay of the façade. Exterior wall fabrics are clapboard on the first floor and wood shingle on the upper floor and dormer. Fenestration is one-over-one, double-hung wood sash, oriel and Cottage-type. The second floor façade has an open porch and entrance door in the oriel. The east elevation has an entrance and an oriel. A brick chimney rests off-center, front ridge. A two bay wide, frame, front gabled garage is located to the south of the house.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 755 Tift Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family house for the Edward Lodge Realty Corp., concurrently with flats at 747 and 751 Tift Street.

MAP: Sanborn (Revised 1886): Plate 1045



PHOTOGRAPH: (Triangle R-1; N-3)







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NYS OFFICE OF PARKS, RECREATION  
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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 883 Tifft Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Walter H. Nelson, builder Date of construction, if known 1931

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: brick porch

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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The single-family house at **883 Tift Street** is located on a narrow lot on the south side of the street. Tift Street is one of the earliest streets extending through South Buffalo. It is located in the southeast corner of the Triangle neighborhood, between Allegany Street and South Park Avenue. This stretch of Tift Street is residential though commercial are located to the east on South Park Avenue. Surrounding residences are contemporaneous and of similar design. Holy Family Roman Catholic Church complex and a town-owned park occupy the block on the north side of the street. Surrounding residences are contemporaneous and of similar design.

Two-and-one-half story, frame, Craftsman residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a brick cut-away porch in the east bay and living porch with decorative patternwork. Exterior wall fabrics are clapboard on the main block and wood shingle in the gable end. Fenestration is one-over-one, double-hung wood sash. The second floor façade has an open porch with a modern metal rail. A triple grouping of small windows with headers of three lights punctuates the gable peak. A brick chimney rests on the east slope. At the southern edge of the lot stands a two-bay, hipped-roof garage with sliding doors.

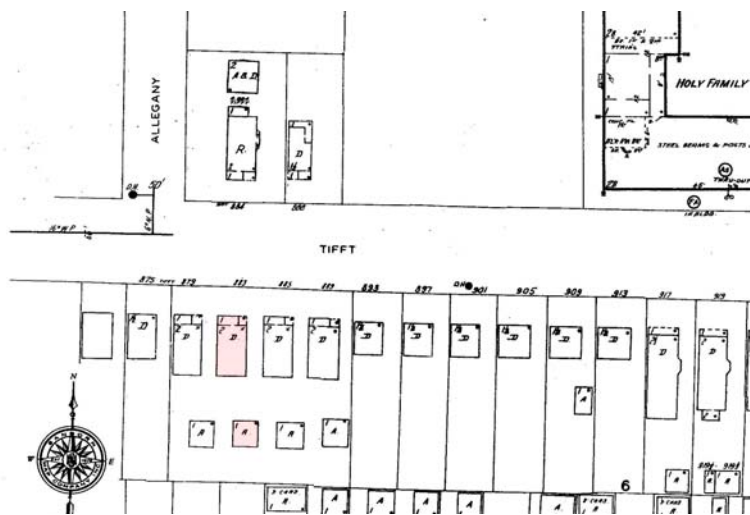
**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 883 Tift Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling, with garage, for Walter H. Nelson who also constructed: 129, 131, 150, 152, 153, 158, 161, 172, and 176 Crystal Avenue. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Walter H. Nelson and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP:



PHOTOGRAPH: (Triangle R-1; N-2)









## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) Holy Family Catholic School

Address or Street Location 892 Tifft Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Religious Education Current use Religious Education

Architect/Builder, if known Max G. Beierl (1915, on Tifft) / George J. Dietel (1924, at rear) Date of construction, if known 1915/24

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☐ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☒ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Wing and hyphen Date: 1924

Condition: ☒ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 12/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

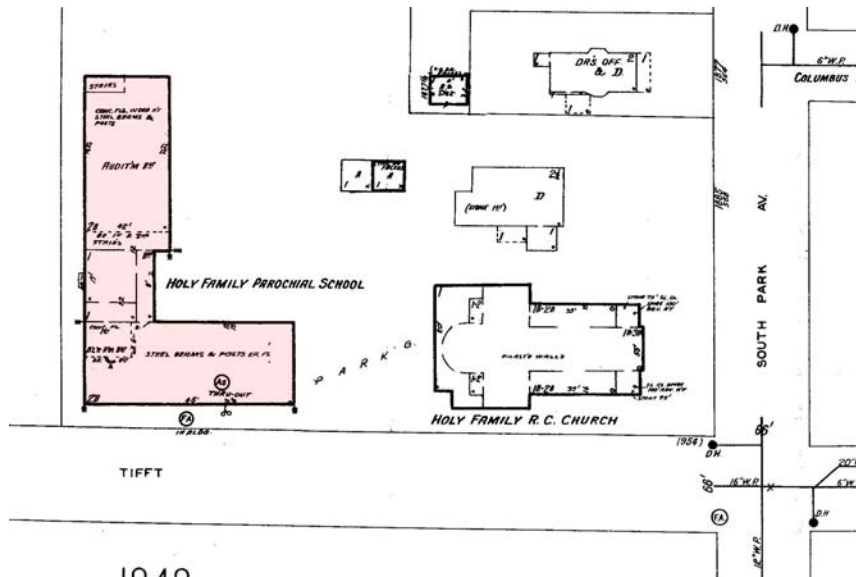
**Holy Family Catholic School at 892 Tift Street** is located on a large, L-shaped lot directly west of Holy Family Roman Catholic Church and Rectory (See forms for 1885 and 1887 South Park Ave). The Holy Family complex occupies the northwest corner of the intersection of Tift Street and South Park Avenue in the southeastern corner of the Triangle neighborhood. The school has a large parking lot that accommodates the Holy Family Complex. To the north and east of the property is a recreational park. Tift Street is one of the earliest streets extending through South Buffalo. The surrounding area is residential and commercial. Surrounding residences to the south and west are contemporaneous.

The L-shaped, Neo-classical school building is residential in scale and consists of the original school building that fronts Tift Street (1915, Max G. Beierl), and a later block that is oriented north-south (1924, George J. Dietel). A one-story hyphen extends north from the northwest corner of the 1915 building and connects the two blocks. The school is a two-story building with raised basement. It has steel and masonry construction with a buff-brick veneer. Each block has a basic I-type form with a six-bay wide central section and end bays. Fenestration is symmetrical with louvered and hopper type windows. Stylistic elements include stone accent panels in the frieze, a heavy stone cornice with dentil course, and Neo-classical inspired entablatures above the entrance doors. The west elevation of the hyphen has an ornate entrance with engaged columns surmounted by a round-arched pediment and a stone relief of an opened-book contained within the arch. Stone pilasters divide the bays of the hyphen. An auditorium is located in the basement of the 1924 addition. A square chimney stack accented at top with stone panels is attached to the north elevation of the 1915 block.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

Holy Family Catholic School is significant for its association with the development of the Triangle neighborhood. Holy Family Roman Catholic Church is the largest house of worship in the Triangle neighborhood. The church and school was built to serve the many Irish-American and German-American Catholics who had moved into the area, the imposing twin-towered, stone edifice followed designs by Buffalo's Lansing & Beierl. It was constructed (together with the picturesque rectory) between 1905 and 1908. Before that time, the congregation had worshiped in the carriage barn and home of William J. Connors, which the church purchased in 1902. The church accommodated the needs of the many Catholics who moved to South Buffalo to work at the new Lackawanna Steel Co. and other area industries.

MAP:



PHOTOGRAPHS: (Triangle R-3; N-20 and 24)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 935 Tiftt Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1893

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other: asphalt shingle

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☒ stone ☐ brick ☐ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 12/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **935 Tift Street** is located on a large residential lot on the south side of the street in the southeastern corner of the Triangle Neighborhood in South Buffalo. The house is one of the earlier homes constructed in the neighborhood. Almost all of the neighboring residences date to the early twentieth century.

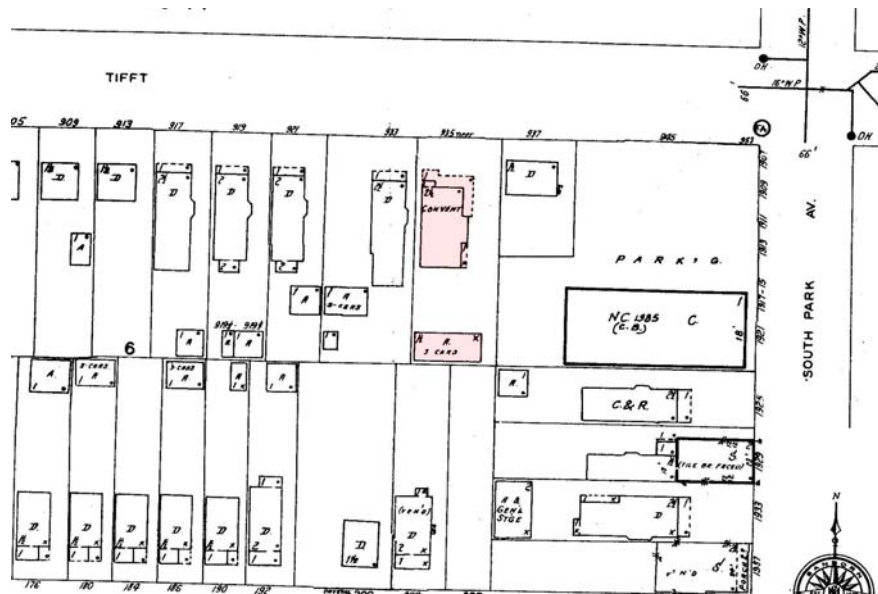
A two-and-one-half story Queen Anne residence with a closed, front-gabled roof. It has a rectangular plan with a projecting full-height gabled bay and is set on a limestone block foundation. The façade has a wraparound porch with square columns set on a brick rail. The entrance is located in the west bay and accented by a pediment with floral motif. Exterior wall fabrics are asphalt shingle on the main block and wood shingle in the gable ends. Fenestration is one-over-one, double-hung wood sash. A paired window grouping with curved walls punctuates the gable peak. It has multiple brick chimneys. A circa 1920s, two-bay garage with flat roof is located to the south of the house.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 935 Tift Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family house for John E. Schintzius, a local merchant who made significant donations to Holy Family Church and Mercy Hospital, which originally stood just west of his home, at 907 Tift St.

MAP:



PHOTOGRAPH: (Triangle R-1; N-1)





## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 91 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1927

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: porch rail, stoop Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)



**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at 91 Trowbridge Street is located on a narrow lot on the on the south side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

Two-story, frame, Craftsman residence with a clipped-gabled roof. It has a rectangular plan and is set on rusticated concrete block foundation. The façade has an enclosed full-width porch with an entrance in the east bay. Exterior wall fabrics are wood shingle and clapboard. Fenestration is casement, awning, and three- and one-over-one, double-hung wood sash. A brick chimney rests on the rear ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single-family house at 91 Trowbridge Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

It was built as a single-family dwelling for Angeline Heflich. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and *Radford's Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 91 Trowbridge Street, Buffalo NY**

**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-5; N-8)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 92 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1925

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

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**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at **92 Trowbridge Street** is located on a narrow lot on the north side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

Two- story, hipped-roof, frame Craftsman residence. It has a rectangular plan and is set on a rusticated concrete block foundation. The hipped-roof, with its wide-overhanging eaves, incorporates the façade's cut-away porches. Each porch features a solid rail and a single square column. The ground floor porch has two separate entrances. . Fenestration is casement, and three-over-one, double-hung wood sash. A gabled-dormer rests on the front slope. A brick chimney is located on the center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 92 Trowbridge Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family house, with garage, for William Sugg.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 92 Trowbridge Street, Buffalo NY**

---

**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-5; N-3)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 94 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1917

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: second floor porch Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

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### Maps

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**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **94 Trowbridge Street** is located on a narrow lot on the north side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

Two-and-one-half story Craftsman residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The first floor of the façade has an open, full-width porch with Craftsman porch detail. The entrance door with sidelights is located in the west bay. Exterior wall fabrics are wood shingle and clapboard. Fenestration is one-over-one, double-hung wood sash and cottage. The second floor façade has an open porch with replacement rail, a double-leaf door entry, and an oriel. A paired window grouping punctuates the gable peak. A rectangular bay is located on the east elevation. A brick chimney rests on the east slope.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 94 Trowbridge Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family house, with garage, for William Sugg.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 94 Trowbridge Street, Buffalo NY**

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**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-5; N-3)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 99 Trowbridge Street

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known ca. 1923

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **99 Trowbridge Street** is located on a narrow lot on the on the south side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

One-and-one-half-story, frame Craftsman bungalow with a hipped roof and gabled dormer. It has a rectangular plan and is set on rusticated concrete block foundation. The façade has an open, full-width porch with wide, square columns, an open wooden-rail and a pent roof. An entrance with sidelights and recessed panel is located in the east bay. Exterior wall fabric is clapboard. Fenestration is one-over-one, double-hung wood sash. A brick chimney rests on the center ridge. A contemporaneous single-car garage stands to the south of the house.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

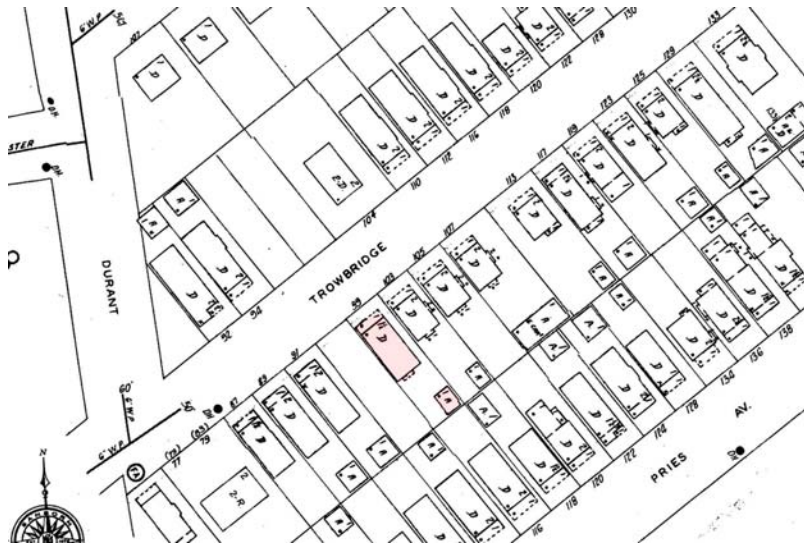
The single-family house at 99 Trowbridge Street is significant as a good representative example of the Triangle- neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Albert W. Bush was resident here in 1929. Single family homes in the Triangle neighborhood are in a limited variety of styles. A number are based on the hipped-roofed Foursquare or Box House form that began to appear around the turn of the century in such sources as *Shoppell's Modern Houses* (1900) and Radford's *Modern American Homes* (1903). Most other single family homes in the Triangle neighborhood were modeled on the bungalow style. This style of domestic architecture was popularized by the writings of Gustave Stickley in such publications as *The Craftsman* magazine. Stickley emphasized simplicity in design and undisguised expression of material in construction. So-called Craftsman houses depended on such elements as solid piers, roof brackets and exposed rafter ends for architectural expression. Smaller single family dwellings in the Triangle neighborhood often take the form of what Reiff calls the gabled bungalow. Houses of this type are one-and-a-half stories, have gabled roofs, often with a side dormer, and are covered with shingles or clapboard, sometimes in combination. Craftsman style details can be present, especially in the form of brackets beneath the eaves of the front gable. With the narrow end of the house facing the street, they invariably have a porch across the front.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 99 Trowbridge Street, Buffalo NY**

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**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-4; N-24)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 110 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known ca. 1923

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: second floor porch rail Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)



**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at **110 Trowbridge Street** is located on a narrow lot on the north side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

Two-and-one-half story, frame, Craftsman residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an open, full-width porch with square columns and an open wooden rail. A projecting entry bay is located in the east bay. Exterior wall fabric is clapboard. Fenestration is one-over-one, double-hung wood sash and Cottage style. The second floor façade has an open porch and entrance in the east bay. A paired window grouping punctuates the gable peak. A brick chimney rests on the center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 110 Trowbridge Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

William B. Ferguson and Burt L. Shoemaker resided here in 1929.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 110 Trowbridge Street, Buffalo NY**

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**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-4; N-23)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 123 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known ca. 1907

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: porch Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at **123 Trowbridge Street** is located on a narrow lot on the on the south side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

Two-story, hipped-roof, vernacular residence with a full-height, projecting front-gabled bay. It has a rectangular plan and is set on rusticated concrete block foundation. The façade has an open, full-width porch with entrance in the main block. Fenestration is six-over-one, double-hung wood sash. Exterior wall fabrics are clapboard and wood shingle. The east elevation has a rectangular oriel. Two brick chimneys rest on the roof ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 123 Trowbridge Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Mr. & Mrs. Joseph C. Bauer and Mr. & Mrs. John W. Tewkesbury lived here in 1909.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 123 Trowbridge Street, Buffalo NY**

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**MAP:** Sanborn (Revised 1926): Plate 1041



**PHOTOGRAPH:** (Triangle R-4; N-22)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 136 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Metropolitan Mutual Savings & Loan Assoc. Date of construction, if known 1899

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☒ stone ☐ brick ☐ poured concrete ☐ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 12/2003

(See following pages)



**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **136 Trowbridge Street** is located on a narrow lot on the north side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

One-and-one-half-story, front-gabled, frame vernacular residence. It has a rectangular plan and is set on a limestone block foundation. The façade has an open, full-width porch with an off-center entrance. Exterior wall fabrics are clapboard and wood shingle. Fenestration is one-over-one, double-hung wood sash. A one-story, gabled addition extends from the rear of the house. A brick chimney rests on the center ridge.

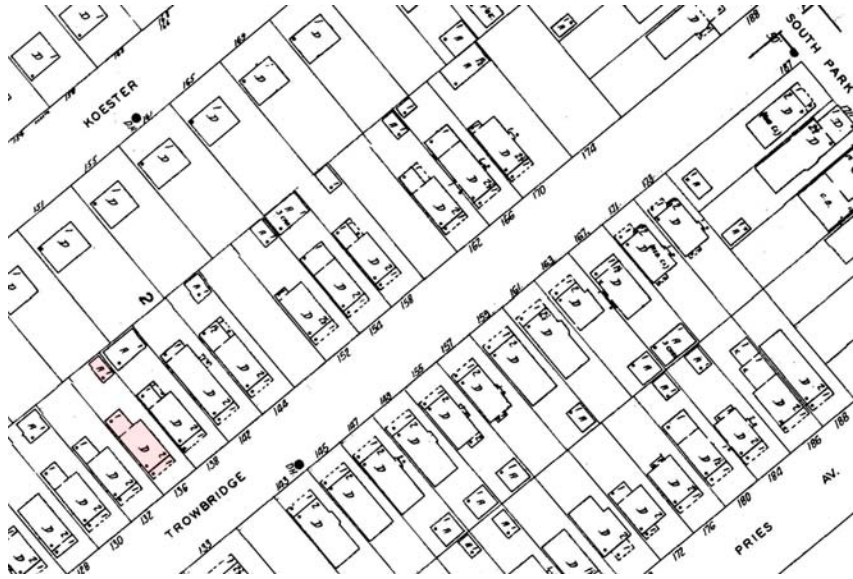
**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single family 136 Trowbridge Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Built as one of a block of five single-family houses by the Metropolitan Mutual Savings and Loan Association, who built 16 houses on Trowbridge in 1899. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Metropolitan Mutual Savings and Loan Association and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 136 Trowbridge Street, Buffalo NY**

**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-4; N-21)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 147 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known George A. Spring, builder Date of construction, if known 1907

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: porch rails, stoop Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)

**PLEASE PROVIDE THE FOLLOWING INFORMATION**

**IF YOU ARE PREPARING A NATIONAL REGISTER NOMINATION, PLEASE REFER TO THE ATTACHED INSTRUCTIONS**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The two-family house at **147 Trowbridge Street** is located on a narrow lot on the south side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

Two-and-one-half story, vernacular residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an open, full-width porch with entrances in the east and west bays. Exterior wall fabric is clapboard. Fenestration is nine- and one-over-one, double-hung wood sash. The second floor façade has an open porch with a modern metal rail, an oriel and a entrance in the west bay. A paired window grouping punctuates the gable peak. A brick chimney rests on the center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 147 Trowbridge Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family house for George A. Spring who also constructed five other houses in 1907 on Trowbridge Street (#s143, 145, 149, 159 and 161). While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Spring other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

**HISTORIC RESOURCE INVENTORY FORM CONTINUATION SHEET: 147 Trowbridge Street, Buffalo NY**

**MAP:** Sanborn (Revised 1986): Plate 1041



**PHOTOGRAPH:** (Triangle R-4; N-20)







## HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 155 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: single-family Current use Residential: single-family

Architect/Builder, if known Metropolitan Mutual Savings & Loan Assoc. Date of construction, if known 1899

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☒ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

Attach a printed or drawn locational map indicating the location of the property in relationship to streets, intersections or other widely recognized features so that the property can be accurately positioned. Show a north arrow. Include a scale or estimate distances where possible.

Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext. Email: cbca@buffnet.net Date: 12/2003

(See following pages)



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**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, and gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The single-family house at **155 Trowbridge Street** is located on a narrow lot on the south side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

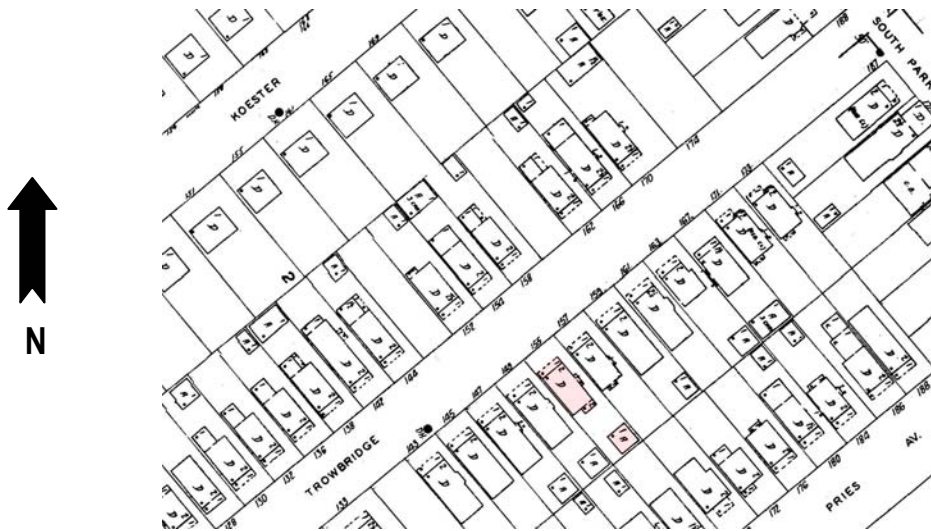
Two-and-one-half story vernacular residence with a closed, front-gabled roof. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has a full-width living porch with an octagonal window and entrance on the east elevation. The living porch has a polygonal bay window which is echoed by a polygonal oriel on the second floor. Exterior wall fabrics are wood shingle and clapboard. Fenestration is six- and one-over-one, double-hung wood sash, and fixed, multi-paned. A recessed, paired window grouping punctuates the gable peak. The east elevation has an entrance with canopy and a rectangular bay. A brick chimney rests on the center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The single family 155 Trowbridge Street is significant as a good representative example of the Triangle neighborhood's residential building stock, and reflects the residential expansion of the City of Buffalo southward in the late nineteenth and early twentieth centuries. This buildout of the urban core, which was common to many American cities at the time, was here influenced by the construction of new parks and parkways designed by the Frederick Law Olmsted and his son, John C. Olmsted. They foresaw the day when new parkways would structure the growth of residential neighborhoods in South Buffalo, the way they had decades earlier in North Buffalo.

Built as one of a block of five single-family houses by the Metropolitan Mutual Savings and Loan Association, who built 16 houses on Trowbridge in 1899. While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Metropolitan Mutual Savings and Loan Association and other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn (Revised 1986): Plate 1041



PHOTOGRAPH: (Triangle R-4; N-18)







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NYS OFFICE OF PARKS, RECREATION  
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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

### OFFICE USE ONLY

USN:

### IDENTIFICATION

Property name (if any) \_\_\_\_\_

Address or Street Location 161 Trowbridge St

County Erie Town/City Buffalo Village/Hamlet: \_\_\_\_\_

Owner \_\_\_\_\_ Address \_\_\_\_\_

Original use Residential: multiple-family Current use Residential: multiple-family

Architect/Builder, if known George A. Spring, builder Date of construction, if known 1907

### DESCRIPTION

Materials – please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other

Roof: ☒ asphalt, shingle ☐ asphalt, roll ☐ wood shingle ☐ metal ☐ slate

Foundation: ☐ stone ☐ brick ☐ poured concrete ☒ concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: porch rail, stoop Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

### Photos

Provide several clear, original photographs of the property proposed for nomination. Submitted views should represent the property as a whole. For buildings or structures, this includes exterior and interior views, general setting, outbuildings and landscape features. Color prints are acceptable for initial submissions.

Please staple one photograph providing a complete view of the structure or property to the front of this sheet. Additional views should be submitted in a separate envelope or stapled to a continuation sheet.

### Maps

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Study: City of Buffalo Intensive Level Historic Resources Survey – Triangle Neighborhood

Prepared by: Clinton Brown Company Architecture, pc

Address: 2100 Rand Building, Buffalo NY 14203

Telephone: (716) 852-2020 ext.

Email: cbca@buffnet.net

Date: 12/2003

(See following pages)

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The two-family house at **161 Trowbridge Street** is located on a narrow lot on the south side of the street in a residential section of the Triangle Neighborhood in South Buffalo. Trowbridge Street is a two-block long with a roughly east-west alignment that stretches from South Park Avenue to Hopkins Street. It is located near the center of the Triangle neighborhood. Surrounding residences are contemporaneous and of similar design.

Two-and-one-half story, frame, Craftsman residence with a closed, front-gabled roof with brackets. It has a rectangular plan and is set on a rusticated concrete block foundation. The façade has an open, full-width porch with entrances in the east and west bays. Exterior wall fabric is clapboard. Fenestration is nine- and one-over-one, double-hung wood sash. The second floor façade has an open porch with its original Craftsman era rail, an oriel, and an entrance in the west bay. A paired window grouping punctuates the gable peak. A brick chimney rests on the center ridge.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g.; a cotton mill from a period of growth in local history, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The two-family house at 161 Trowbridge Street is a representative example of a common urban residential building type in the Triangle Neighborhood, as well as in other areas in the City of Buffalo. The multi-family building form accommodated the rising working population of South Buffalo in the early twentieth century. The two-family house typifies urban housing construction, which varies from the single family homes more typical to suburban residential development. The majority of residences in the Triangle neighborhood are two-family flats (also commonly called double houses or simply "doubles"). Typically, these rectangular, two-story with-attic frame dwellings contained distinct apartments on each floor. Invariably oriented with the short side toward the street, they are covered with clapboard siding or wooden shingles. They usually have a simple gable roof or, less often, a hipped roof with a front dormer. A porch (often enclosed) extends across the front of the ground floor, and its roof serves as the floor for a porch for the upper apartment. Entrances are provided on both the street front and driveway side. Stylistic elements on these plain but substantial buildings are sparse and generally confined to such details as porch columns or eave brackets. Residences of this type drew the attention of the *Courier* in 1902 when it informed its readers that many of them were to be found in the new neighborhoods around South Park.

Built as a two-family house for George A. Spring who also constructed seven other houses in 1907 on Trowbridge Street (#s143, 145, 147, 149, 159 and 161). While some of the houses in the Triangle neighborhood belonged to owner-builders, most were put up on speculation by a number of private developers. Some of these, such as the Metropolitan Mutual Savings and Loan (especially active here in 1899), H. B. Construction Company (especially active here in 1913-1914), Lodge Realty Corporation (especially active here in the 1920s), were city-wide corporations; others, such as Adolf Langendorfer (who lived in the neighborhood in a home he built in 1909 at 212 Southside Parkway and was especially active here c. 1915), Walter H. Nelson, George Schifferle, and William H. Fitzpatrick (the latter three were especially active here in the 1920s), were individual entrepreneurs. The types of dwellings that Spring other speculators erected were invariably free standing, of frame construction and similar in style and design. Such "repetitive building" was common to these new types of neighborhoods.

MAP: Sanborn (Revised 1986): Plate 1041



PHOTOGRAPH: (Triangle R-4; N-8)

